

Key: 771

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 691

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CURRENT OWNER				PARCEL ID				LOCATION				
GERENA CESAR R & ZAHARIEV EMIL 293 COMMERCIAL ST, UNIT 6 PROVINCETOWN, MA 02657				35-28-0				8 SANDPIPER AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GERENA CESAR R & ZAHARIEV				11/14/2016	QS	799,000	30084-234					
DEFRANCO THOMAS & FRANCIN				05/29/2014	V	283,500	28171-111					
CARABETTA MICHAEL R & CAT				11/27/2002	N	228,572	15996-92					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	522,145	1.00	1	1.00	R06	1.45	404,660
300	A	0.255	11	1.00	1	39,875	1.00	1	1.00	R06	1.45	10,170

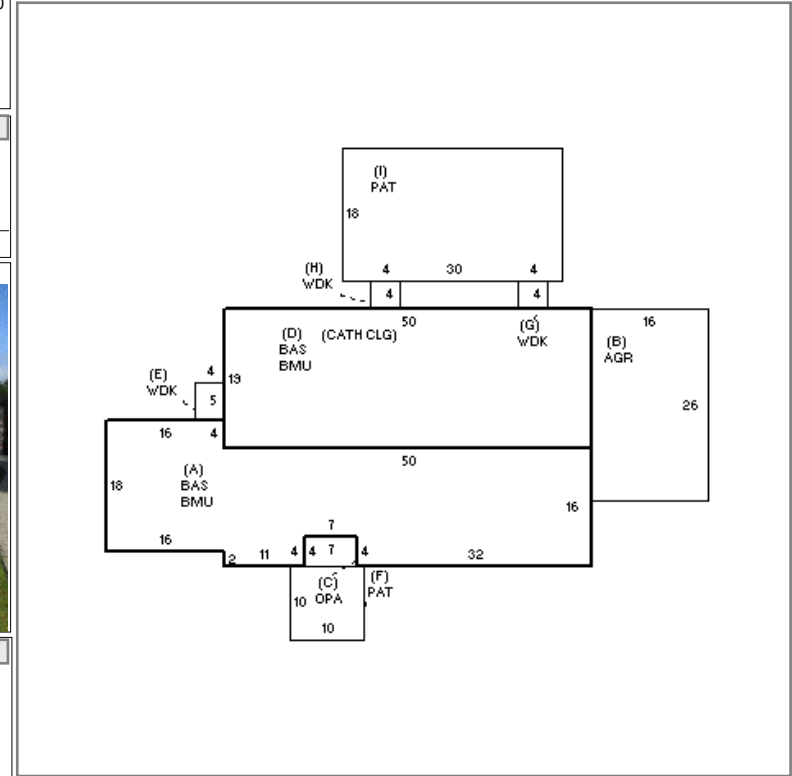
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-075	04/10/2015	1	SINGLE FAM R	550,000	12/06/2016	LG	100	100
SS17-1	02/04/2015	52	LOT COMBO			GM	0	0
SS13	06/16/2005	50	SPLIT SUB				100	100

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TOTAL	1.030 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY07 2005 ATM VOTE=FRNTG 150' STRAIGHT; NOW			LAND	414,800	360,700
Inf1	NO ADJ	O	BLDBL+ACRG CHG PER 2005 PLN 35-28 (LT4) +35-70			BUILDING	908,600	745,500
Inf2	NO ADJ	T	(LT3) NOW LTS 3A+4A+NEW LT B (35-147=UNBLDBL			DETACHED	0	0
		E	BUFFER); ZBA DENIED BUT APPEALS CRT ALLOWED			OTHER	0	0
			12/08 & LC 3/09.			TOTAL	1,323,400	1,106,200

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/06/2016
									



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BUILDING	CD	ADJ	DESC	MEASURE	12/6/2016	LG
MODEL	1		RESIDENTIAL	LIST	1/7/2016	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/7/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,010	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,010		75.70	152,166
\$NLA(RCN)	\$486	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BAS AREA	1,060	2015	371.51	393,802
				ROOF SHAPE	4	FLAT/SHED	1.00	B	AGR	N	ATTACHED GARAGE	416		125.45	52,188
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	28		146.98	4,116
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	950	2015	371.51	352,936
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	52		101.54	5,280
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	PAT	N	PATIO	640		17.06	10,916
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	977,004
CONDITION ELEM	CD
EFF.YR/AGE	2015 / 7
COND	07 07 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$908,600