Key: 794

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 715

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
3 PINE RIDGE REALTY TRUST **TRS: ADAM D ERENBERG ET AL** **PO BOX 302** **NORTH TRURO, MA 02652**	**35-42-0**	**3 PINE RIDGE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
3 PINE RIDGE REALTY TRUST	04/18/2017	F	100,000	30426-341
ERENBERG ADAM D	07/06/2016	QS	215,000	29780-134
ROGERS THOMAS M &	03/23/2000	QS	123,000	12899-033

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	%
21-181	05/19/2021	80	SOLAR TAXABL	51,070	08/19/2021	LG	100	100
18-007	01/08/2018	1	SINGLE FAM R	729,667	12/19/2018	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11 1.00	1 1.00	1 1.00	360,100	1.00	1 1.00	R03 1.00			279,080
300	A	0.022	11 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03 1.00			610

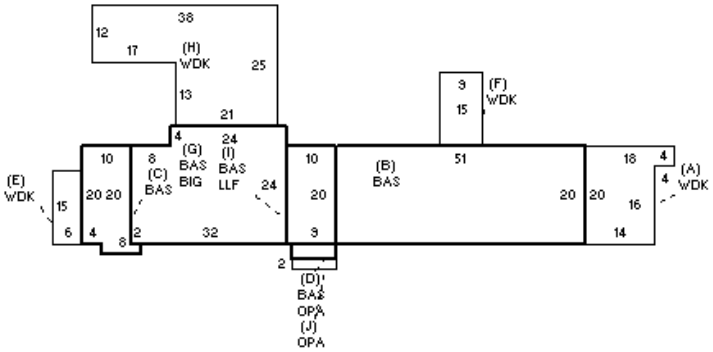
TOTAL	34,717 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	4/18/2017 Change of size from .800 to .797 acres per Bk 30426 Pg 341.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	279,700	243,200
BUILDING	1,034,900	855,000
DETACHED	3,800	3,600
OTHER	0	0
TOTAL	**1,318,400**	**1,101,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G 1.18	A 0.75	6X15	2019	90	12.98	900
HTB	G 1.18	G 0.90	7*7		1	3,221.87	2,900

PHOTO 03/18/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2018	LG
LIST	9/30/2019	LG
REVIEW		

BLDG COMMENTS

YEAR BLT	2018	SIZE ADJ	0.995
NET AREA	2,399	DETAIL ADJ	1.010
$NLA(RCN)	$449	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	13	$9,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	ATT WOOD DECK	1,250		60.55	75,684
+	BAS	L	BAS AREA	1,236	2018	384.02	474,648
+	OPA	N	OPEN PORCH	45		151.94	6,837
+	BAS	L	BAS AREA	963	2018	384.02	369,810
G	BIG	N	BUILT-IN GARAGE	736		97.15	71,504
I	LLF	L	LOWER LEVEL FIN	200	2018	279.55	55,910
	F11	O	FPL 1S 1OP	1		14,551.40	14,551

TOTAL RCN	1,078,045
CONDITION ELEM	CD

EFF.YR/AGE	2018 / 4		
COND	04	04 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96
RCNLD	$1,034,900		