

Key: 820

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 759

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LONDERGAN REALTY TRUST TRS: VERONICA S LONDERGAN PO BOX 34 NO TRURO, MA 02652				35-69-0				7 SANDPIPER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONDERGAN REALTY TRUST				04/13/2022	F	100	35047-52				
LONDERGAN VERONICA S				09/09/1985	99		4702-052				

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	%
19-274X FY2018	09/11/2019	90	BP NVC	6,808	12/10/2019	LG	100	100
17-061X	03/09/2017	35	RES EXEMPT		10/01/2017		0	0
		90	BP NVC	11,664	04/12/2018	LG	100	100

LAND

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	630,175	1.00	1	1.00	V7	1.75	488,390
300	A	0.263	11	1.00	1	48,125	1.00	1	1.00	V7	1.75	12,660

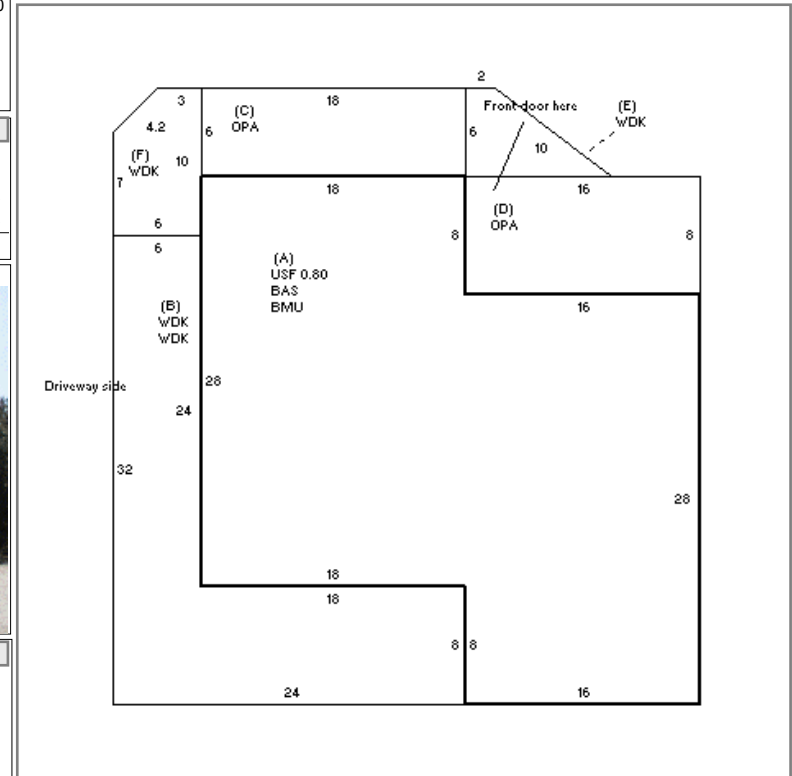
TOTAL	1.038 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E 4/13/2022 SF chng per Deed 35047-52. SEE TOWN COUNSEL OPINION LETTERS, ETC RE: THIS PARCEL IN PRC FILE FOR 35-028. FY10 NBHD 5 TO 6.	LAND	501,100	435,600			
Inf1	NO ADJ		BUILDING	629,900	514,600			
Inf2	NO ADJ		DETACHED	600	500			
			OTHER	0	0			
TOTAL				1,131,600	950,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75	12*16 + 10*1	332	2.30	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/14/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1985	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	912,829		
NET AREA	1,714	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		111.20	105,858	CONDITION ELEM CD			
\$NLA(RCN)	\$533	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	952	1985	468.47	445,979				
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	762	1985	365.00	278,132				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	764		69.52	53,110				
				FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	236		108.26	25,550				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	3	RADIANT	1.02												
				FUEL SOURCE	3	ELECTRIC	1.00												
																	EFF.YR/AGE	1985 / 37	
																	COND	31 31 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	31 % GD 69	
																	RCNLD	\$629,900	