

Key: 832

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 771

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | |
|--|--|------------|------------------|-------------------------|
| MAINI SERGIO F & JOAN D PO BOX 598 NORTH TRURO, MA 02652 | | 35-81-0 | 26 PILGRIMS PATH | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE BK-PG (Cert) |
| MAINI SERGIO F & JOAN D | | 12/11/1998 | QS | 550,000 11907-314 |
| NARDINI M J DDS PC DEF BP | | 12/10/1998 | F | 11907-311 |

| 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 % |
| 19-333X | 10/22/2019 | 90 | BP NVC | 1,100 | 01/22/2020 | LG | 100 100 |
| 19-214 | 07/23/2019 | 80 | SOLAR TAXABL | 37,000 | 09/20/2019 | LG | 100 100 |
| 02-121 | 06/13/2002 | 9 | DECK | 10,000 | | | 100 100 |
| 02-023 | 02/19/2002 | 10 | ALL OTHERS | 30,000 | | | 100 100 |
| 99-164 | 09/01/1999 | 1 | SINGLE FAM R | 450,000 | 02/06/2002 | BT | 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 | 2,520,700 | 1.00 | 1 | 1.00 | WF2 | 7.00 | 1,953,540 |
| 300 | A | 0.735 | 11 | 1.00 | 1 | 192,500 | 1.00 | 1 | 1.00 | WF2 | 7.00 | 141,490 |

| TOTAL | 1.510 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---------|---------------------------|-----------|-----------|----------|-----------|-----------|
| Nbhd | NORTH TRURO | N O T E | TRAM=\$30,000 VAL PER BP. | | | LAND | 2,095,000 | 1,821,500 |
| Inf1 | NO ADJ | | BUILDING | 1,698,300 | 1,459,300 | | | |
| Inf2 | NO ADJ | | DETACHED | 36,900 | 39,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 3,830,200 | 3,320,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------------|------|--------|-----------|--------|
| WDK | A | 1.00 | A 0.75 9*22 | | 198 | 11.00 | 1,600 |
| SHF | G | 1.18 | A+ 0.80 4X20 | 2002 | 80 | 19.44 | 1,200 |
| WDK | A | 1.00 | A 0.75 8*12 | | 96 | 11.00 | 800 |
| BCH | SV | 1.00 | SV 1.00 BEACH STAIRS | 2002 | 1 | 0.00 | |
| S/V | SV | 1.00 | SV 1.00 ELECT TRAM | 2002 | 30,000 | 1.00 | 30,000 |
| HTB | G | 1.18 | G 0.90 | | 1 | 3,221.87 | 2,900 |
| PTD | G | 1.18 | G 0.90 12*12 | | 144 | 2.71 | 400 |



| BLDG COMMENTS |
|---------------|
| |

BU

| BUILDING | CD | ADJ | DESC | MEASURE | 4/9/2019 | LG |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/14/2009 | JH |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 11/15/2010 | MR |
| QUALITY | V | 1.55 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

I L D I N G

| YEAR BLT | 1999 | SIZE ADJ | 0.975 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|-----------|
| NET AREA | 3,725 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 2,473 | | 95.79 | 236,894 |
| \$NLA(RCN) | \$592 | OVERALL | 1.130 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | OZA | N | OPEN BRZWAY | 84 | | 105.27 | 8,843 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 778 | 1999 | 404.16 | 314,439 |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BAS | L | BAS AREA | 2,947 | 1999 | 478.04 | 1,408,795 |
| | | | | FLOOR COVER | 4 | TILE | 1.00 | + | OPA | N | OPEN PORCH | 538 | | 99.90 | 53,747 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | ATT WOOD DECK | 585 | | 76.98 | 45,031 |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | I | PAT | N | PATIO | 321 | | 25.40 | 8,154 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | K | AGR | N | ATTACHED GARAGE | 688 | | 150.83 | 103,771 |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 1 | | 15,417.20 | 15,417 |

| TOTAL RCN | 2,205,590 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1999 / 23 |
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | \$1,698,300 |

