

Key: 880

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 820

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN RICHARD J& KATHLEEN M C/O RICHARD JOS.SULLIVAN REV T PO BOX 1032 NO TRURO, MA 02652				35-134-0				2 SANDPIPER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICHARD JOS.SULLIVAN REV				09/13/2023	F	100	35981-281				
SULLIVAN RICHARD J& KATHL				08/11/2005	QS	850,000	20145-85				
GREENBLATT RUTH REV TRUST				05/16/2005	99		19826-335				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
17-227		7	GARAGE	90,000	11/01/2019	LG	100	100
16-164X	06/26/2017	6	SHED	999	12/06/2016	LG	100	100
15-173	08/03/2016	1	SINGLE FAM R	400,000	01/15/2016	FC	100	100
14-076	07/02/2015	90	BP NVC	5,790			100	100

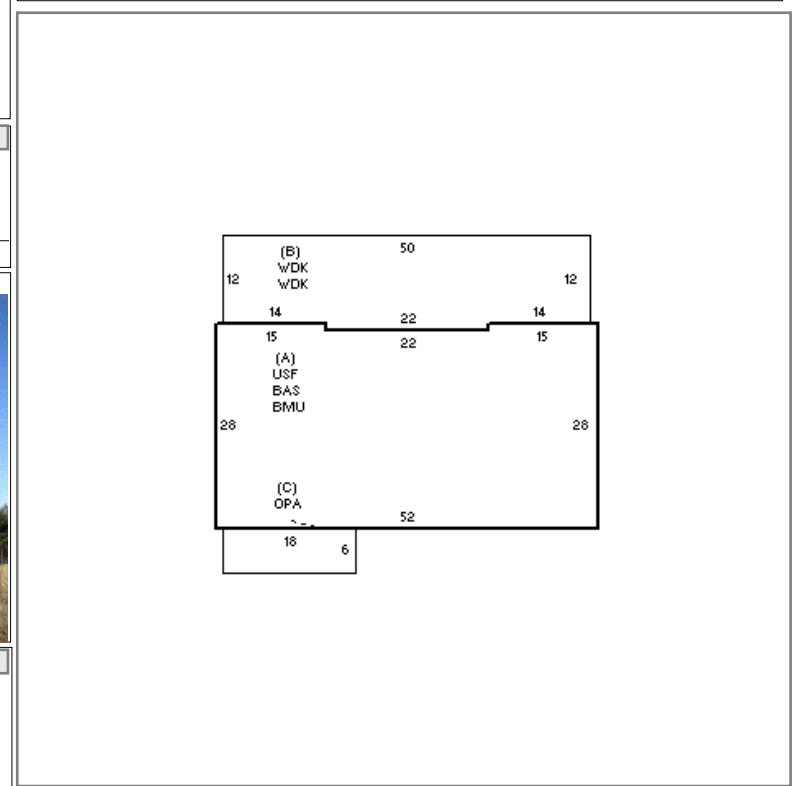
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.770	11	1.00	1	990,275	1.00	1	1.00	V12	2.75	765,940

TOTAL	33,541 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	765,900	641,800
Inf1	NO ADJ		BUILDING	1,019,100	836,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	223,500	183,600			
					TOTAL	2,008,500	1,661,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12	2016	1	17.17	



BLDG COMMENTS
GFP=2-sided gas fplc in 2nd floor family rm & bedroom.



BUILDING	CD	ADJ	DESC	MEASURE	10/22/2015	FC
MODEL	1		RESIDENTIAL	LIST	1/15/2016	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,868	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,434		76.49	109,691
\$NLA(RCN)	\$382	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,434	2015	354.20	507,922
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,434	2015	267.13	383,065
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	1,244		53.61	66,693
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	108		92.77	10,019
				INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		10,737.80	10,738
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,095,828
CONDITION ELEM	CD
EFF.YR/AGE	2015 / 7
COND	07 07 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$1,019,100

Key: 880

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 821

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN RICHARD J& KATHLEEN M C/O RICHARD JOS.SULLIVAN REV T PO BOX 1032 NO TRURO, MA 02652				35-134-0				2 SANDPIPER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	223,500	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/01/2019



26
6
(B)
wDK

28
24
(A)
USF 0.30
BIG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/31/2018	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/1/2019	LG	Living space above=room with BA w/shwr and kitchen area but no stove.
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW			
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	2017	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	235,215	
NET AREA	605	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	672		83.76	56,285	CONDITION ELEM	CD	
\$NLA(RCN)	\$389	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	605	2017	274.08	165,815			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	156		66.12	10,315			
				ROOF COVER	1	ASPHALT SHINGLE	1.00											
				FLOOR COVER	1	HARDWOOD	1.00											
				INT. FINISH	3	WOOD PANEL	1.00											
				HEATING/COOLING	1	FORCED AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		1	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		4	\$2,800															
UNITS		0	1.00															
																EFF.YR/AGE	2017 / 5	
																COND	05 05%	
																FUNC	0	
																ECON	0	
																DEPR	5 % GD 95	
																RCNLD	\$223,500	