

Key: 1006

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 959

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|--|--|------------|-----------|------------|--------------|
| GOLDENROD 82 TRUST TRS: FIORELLO JOSEPH PO BOX 211 TRURO, MA 02666-0211 | | 36-118-0 | 7 POND RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| GOLDENROD 82 TRUST | | 02/18/2011 | A | 425,000 | 25267-130 |
| SEVEN POND LAND TRUST | | 11/26/2008 | S | 404,250 | 23287-215 |
| DEUTSCHE BANK NATL TRUST | | 11/05/2007 | L | 680,000 | 22453-314 |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|-----------|---------|------------|----|--------|-----|
| 1040 | 100 | TWO FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 11-192 | 09/27/2011 | 40 | STUDIO | 150,000 | 10/09/2015 | FC | 100 | 100 |
| 03-205 | 01/01/2006 | 20 | NO PERMIT | | 05/12/2008 | JH | 100 | 100 |
| | 10/24/2003 | 6 | SHED | 3,800 | 02/28/2004 | 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 | 1.00 | 1 | 1.00 | R05 | 1.30 | | 362,800 |
| 300 | A | 0.125 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | R05 | 1.30 | | 4,470 |

| TOTAL | 39,204 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd | NORTH TRURO | NOTE | | | | LAND | 367,300 | 319,300 |
| Inf1 | NO ADJ | | BUILDING | 518,000 | 450,500 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 267,300 | 231,900 | | | |
| | | | TOTAL | 1,152,600 | 1,001,700 | | | |

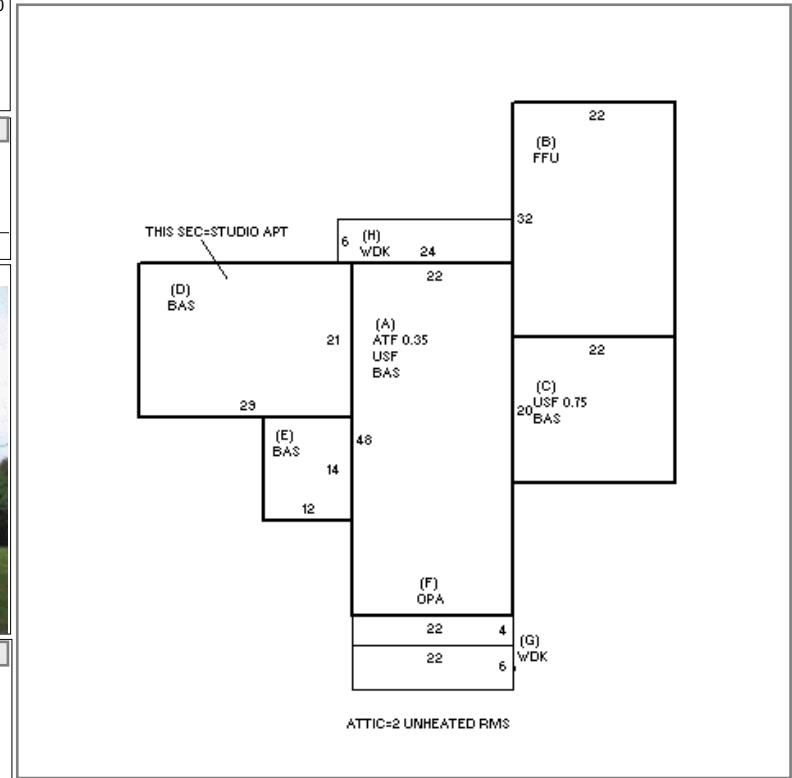
DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 06/14/2021 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/14/2021 | LG |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/7/2014 | EST |
| STYLE | 7 | 1.20 | OLD STYLE [100%] | REVIEW | 11/15/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1860 | SIZE ADJ | 0.965 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---|----------------|-------|------|-----------|---------|
| NET AREA | 4,363 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | + | BAS | L | BAS AREA | 2,273 | 1860 | 313.09 | 711,643 |
| \$NLA(RCN) | \$297 | OVERALL | 1.159 | EXT. COVER | 2 | CLAPBOARD | 1.00 | + | USF | L | UP-STRY FIN | 1,386 | 1860 | 255.25 | 353,771 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATF | N | FINISHED ATTIC | 370 | | 174.83 | 64,686 |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | B | FFU | L | BAS AREA UNFIN | 704 | 1860 | 136.90 | 96,376 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | F | OPA | N | OPEN PORCH | 88 | | 100.33 | 8,829 |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | + | WDK | N | ATT WOOD DECK | 276 | | 60.50 | 16,697 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | | FPL 2S 1OP | 1 | | 16,828.00 | 16,828 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | KIT | O | | XTRA KITCHEN | 1 | | 18,541.40 | 18,541 |



BUILDING

CAPACITY

| TOTAL RCN | 1,295,071 |
|----------------|------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1960 / 62 |
| COND | 53 53 % |
| FUNC | 7 UA |
| ECON | 0 |
| DEPR | 60 % GD 40 |
| RCNLD | \$518,000 |

Key: 1006

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 960

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|-----------|------------|--------------|--|
| GOLDENROD 82 TRUST TRS: FIORELLO JOSEPH PO BOX 211 TRURO, MA 02666-0211 | | 36-118-0 | 7 POND RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|-------------|------|--------|-------|----|--------|---|
| 1040 | 100 | TWO 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 |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 267,300 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/14/2021 | LG |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/7/2014 | EST |
| STYLE | 14 | 0.90 | DET BLDG [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
2021 Uninhabited. ("WORKING STUDIO" PER BP; WDK@49 SF ON 2ND FLR; ONLY 50% COMP BUT BP CLOSED OUT JUNE 2016 (NEED NEW BP TO FINISH).

| YEAR BLT | 2014 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 636,375 |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 2,246 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,152 | | 62.10 | 71,539 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$283 | OVERALL | 0.900 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | BAS | L | BAS AREA | 1,152 | 2014 | 273.38 | 314,934 | | |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 1,094 | 2014 | 208.66 | 228,270 | | |
| STORIES(FAR) | 1.95 | 1.00 | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | B | WDK | N | ATT WOOD DECK | 77 | | 62.21 | 4,790 | | |
| ROOMS | 0 | 1.00 | | FLOOR COVER | | | 1.00 | | WDK | N | ATT WOOD DECK | 49 | | 78.43 | 3,843 | | |
| BEDROOMS | 0 | 1.00 | | INT. FINISH | | | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 6,499.35 | 12,999 | | |
| BATHROOMS | 0 | 1.00 | | HEATING/COOLING | | | 1.00 | | | | | | | | | | |
| FIXTURES | 0 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| UNITS | 0 | 1.00 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2014 / 8 |
| | | | | | | | | | | | | | | | | COND | 08 08 % |
| | | | | | | | | | | | | | | | | FUNC | 50 UC |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 58 % GD 42 |
| | | | | | | | | | | | | | | | | RCNLD | \$267,300 |