

Key: 1008

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 962

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|-------------------------------------|--|--|--|-------------|----|------------|--------------|--|
| CARDINAL ROBERT C & TUCKER BARBARA S PO BOX 52 NO TRURO, MA 02652-0052 | | | | 36-120-0 | | | | 52 SHORE RD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | CARDINAL ROBERT C & CHAPLIN ANSEL B | | | | 10/31/1996 | QS | 170,000 | 10463-005 | |
| | | | | | | | | 10/30/1996 | N | | 10463-004 | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 0310 | 50 | MULTI-USE COM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 09-176 | 10/09/2009 | 90 | BP NVC | 10,000 | 06/08/2010 | JH | 100 | 100 |
| 02-096 | 05/17/2002 | 6 | SHED | 2,725 | 08/05/2003 | JC | 100 | 100 |
| 97-161 | 10/01/1997 | 3 | REPAIR/REMOD | 30,000 | 01/01/2000 | | 100 | 100 |
| 97-142 | 10/01/1997 | 10 | ALL OTHERS | 5,000 | 01/01/2000 | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| 103 | S | 10,890 | R6A | 1.00 | 1.00 | 347,670 | 1.98 | 1.00 | C01 | 0.90 | | 171,740 |

| TOTAL | 10,890 SF | ZONING | L6A | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | RT 6A/NTC | NOTE | | | | LAND | 171,700 | 166,700 |
| Inf1 | NO ADJ | | BUILDING | 253,300 | 249,300 | | | |
| Inf2 | NO ADJ | | DETACHED | 3,100 | 2,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 428,100 | 418,800 |

DETACHED

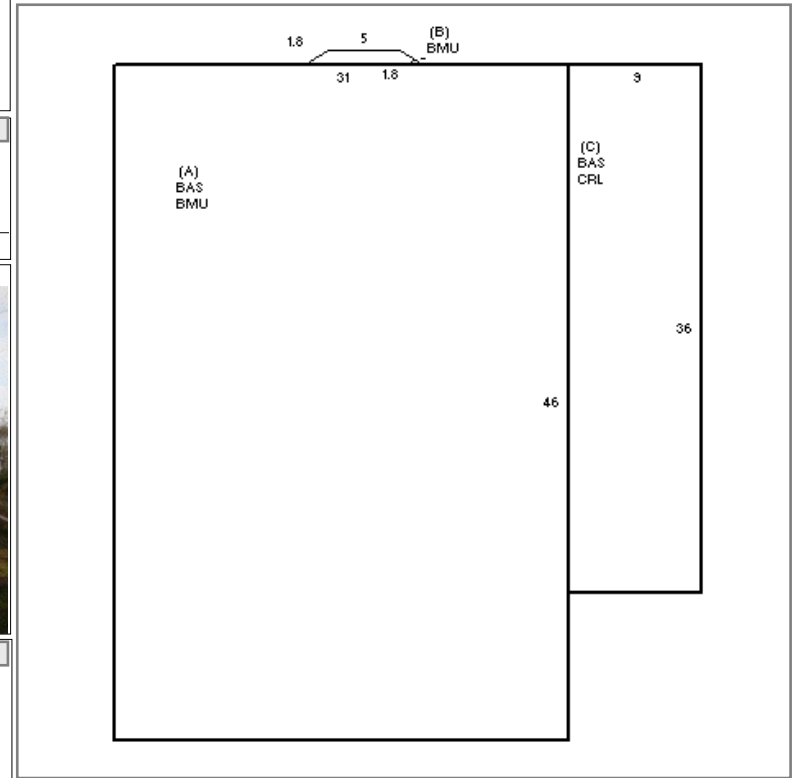
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|---------------|------|-------|-----------|-------|
| SHF | G | 1.18 G+ | 0.95 10X16 | 2002 | 160 | 18.34 | 2,800 |
| SN2 | A | 1.00 G | 0.90 WOOD-2X3 | 2009 | 6 | 46.40 | 300 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/24/2011 | DF |
|----------|----|------|-----------------------|---------|------------|-----|
| MODEL | 5 | | CIM | LIST | 10/24/2011 | EST |
| STYLE | 31 | 1.95 | STORE(SM. RET) [100%] | REVIEW | 11/15/2011 | DF |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
POND VILLAGE GALLERY/ROBERT CARDINAL STUDIO/APT 4-2-1/WALK-OUT BMU/NO ATTIC



| YEAR BLT | 1884 | SIZE ADJ | 1.035 |
|------------|-------|------------|-------|
| NET AREA | 1,750 | DETAIL ADJ | 2.036 |
| \$NLA(RCN) | \$337 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|--------------|-------|------|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % A/C | 0 | 1.00 |
| % SPRINKLERS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|----------------|----|----------------|------|
| FOUNDATION | 4 | BSMT WALL | 1.00 |
| EXTERIOR WALL | 1 | WOOD SHINGLES | 1.00 |
| ROOF STRUCTURE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOORING | 1 | HARDWOOD | 1.00 |
| INT FINISH | 1 | PLASTER | 1.04 |
| H.V.A.C. | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| COMPLEX | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNF | 1,433 | | 91.53 | 131,165 |
| + | BAS | L | BASE AREA | 1,750 | 1884 | 258.67 | 452,666 |
| C | CRL | N | CRAWL SPACE | 324 | | 16.10 | 5,216 |

| TOTAL RCN | 589,047 |
|----------------|------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1985 / 37 |
| COND | 57 57 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 57 % GD 43 |
| RCNLD | \$253,300 |