

Key: 1036

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 990

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION               |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------------------|--|--|--|
| FAULKNER SUSAN & NEWDOM FRED<br>PO BOX 924<br>NO TRURO, MA 02652 |  |  |  | 36-150-0   |    |            |              | 9 PROFESSIONAL HGTS RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                        |  |  |  |
| FAULKNER SUSAN & NEWDOM F  |  |  |  | 04/15/2016 | QS | 635,000    | 29581-334    |                        |  |  |  |
| SCHARRENBROICH ROSEMARY  |  |  |  | 10/17/1997 | H  | 142,500    | 11010-333    |                        |  |  |  |
| DAVIS JOSEPHINE M ESTATE   |  |  |  | 10/16/1997 | 99 |            | 11010-332+   |                        |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION |              |        | BN ID      | BN | CARD   |     |
|--------|------------|-------------|--------------|--------|------------|----|--------|-----|
| 1040   | 100        | TWO FAMILY  |              |        |            | 1  | 1 of 1 |     |
| PMT NO | PMT DT     | TY          | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| 10-149 | 07/28/2010 | 90          | BP NVC       | 6,300  | 04/27/2011 | MR | 100    | 100 |
| 98-151 | 09/01/1998 | 10          | ALL OTHERS   | 18,000 | 04/01/1999 |    | 100    | 100 |
| 98-115 | 06/01/1998 | 3           | REPAIR/REMOD | 60,000 | 04/01/1999 |    | 100    | 100 |

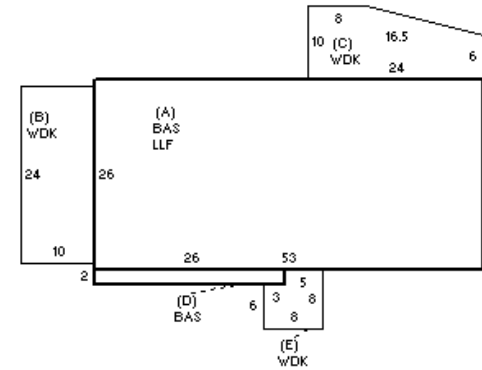
LAND

| CD  | T | AC/SF/UN | Nbhd    | Inf1   | Inf2   | ADJ BASE | SAF  | Inf3   | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | A | 0.550    | 11 1.00 | 1 1.00 | 1 1.00 | 360,100  | 1.27 | 1 1.00 | R03 | 1.00 |            | 251,070   |

| TOTAL | 23,958 SF   | ZONING | RES      | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd  | NORTH TRURO | NOTE   |          |         |         | LAND         | 251,100        | 218,300        |
| Inf1  | NO ADJ      |        | BUILDING | 596,300 | 512,400 |              |                |                |
| Inf2  | NO ADJ      |        | DETACHED | 18,500  | 17,500  |              |                |                |
|       |             |        | OTHER    | 0       | 0       |              |                |                |
|       |             |        |          |         |         | <b>TOTAL</b> | <b>865,900</b> | <b>748,200</b> |

DETACHED

| TY  | QUAL | COND    | DIM/NOTE          | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|-------------------|----|-------|-----------|-------|
| CBN | A    | 1.00 A  | 0.75 10*20        |    | 200   | 60.00     | 9,000 |
| WDK | A    | 1.00 A  | 0.75 ON CBN 13*18 |    | 234   | 11.00     | 1,900 |
| CBN | A    | 1.00 A- | 0.70 12*14        |    | 168   | 60.00     | 7,100 |
| OPA | A    | 1.00 A  | 0.75 ON CBN 4*14  |    | 56    | 11.00     | 500   |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/29/2021 | LG |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 3/29/2021 | LG |
| STYLE    | 2  | 1.00 | RAISED RANCH [100%] | REVIEW  | 4/6/2021  | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |

BLDG COMMENTS  
3/29/2021 Owner confirmed interior data at door (C-19).

BUILDING

| YEAR BLT   | 1973  | SIZE ADJ   | 0.985 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 727,144 |            |            |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 2,808 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | A | LLF | L | LOWER LEVEL FIN | 1,378 | 1973 | 185.76    | 255,984 | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$259 | OVERALL    | 0.969 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | + | WDK | N | ATT WOOD DECK   | 506   |      | 43.02     | 21,769  |                |         |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | + | BAS | L | BAS AREA        | 1,430 | 1973 | 284.24    | 406,463 |                |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   | F22 | O | FPL 2S 2OP      | 1     |      | 20,104.90 | 20,105  |                |         |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |   | KIT | O | XTRA KITCHEN    | 1     |      | 15,823.10 | 15,823  |                |         |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL             | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2004 / 18  |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | COND       | 18 18 %    |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 18 % GD 82 |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$596,300  |