

Key: 116

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 57

LEGAL

| CURRENT OWNER  |  |  |  |            |    | PARCEL ID                 |  |          |  | LOCATION     |    |            |  |              |  |
|--|--|--|--|------------|----|---------------------------|--|----------|--|--------------|----|------------|--|--------------|--|
| CASPER ROBERT B & SUSAN B<br>100 SCENIC DR<br>LEOMINSTER, MA 01453 |  |  |  |            |    | 2-9-1                     |  |          |  | 648 SHORE RD |    |            |  |              |  |
|  |  |  |  |            |    | TRANSFER HISTORY          |  |          |  | DOS          | T  | SALE PRICE |  | BK-PG (Cert) |  |
|  |  |  |  |            |    | CASPER ROBERT B & SUSAN B |  |          |  | 05/13/1998   | QS | 142,500    |  | 11423-340    |  |
| CHILDS PAULA   |  |  |  | 06/13/1986 | A  | 107,000                   |  | 5131-184 |  |              |    |            |  |              |  |
| DIBLASIO NICHOLAS & CHILD  |  |  |  | 06/24/1985 | QS | 83,000                    |  | 4594-329 |  |              |    |            |  |              |  |

| CLASS   | CLASS%     | DESCRIPTION |            |        | BN ID      | BN | CARD   |     |
|---------|------------|-------------|------------|--------|------------|----|--------|-----|
| 1020    | 100        | CONDOMINIUM |            |        |            | 1  | 1 of 1 |     |
| PMT NO  | PMT DT     | TY          | DESC       | AMOUNT | INSP       | BY | 1st    | %   |
| 16-134X | 06/23/2016 | 10          | ALL OTHERS | 3,600  | 07/17/2018 | JN | 100    | 100 |
| 16-082  | 04/19/2016 | 90          | BP NVC     | 13,000 | 07/17/2018 | JN | 100    | 100 |
| 09-156  | 09/22/2009 | 90          | BP NVC     | 6,000  | 05/14/2010 | JH | 100    | 100 |

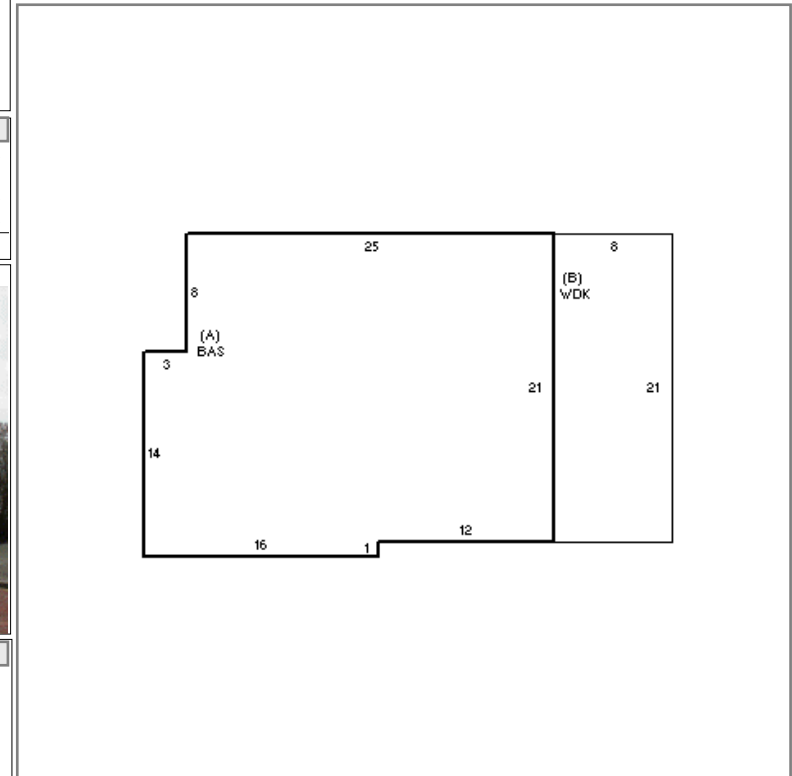
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |      |      |          |     |      |     |    |            |           |

| TOTAL | SF | ZONING                     | LBP          | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|-------|----|----------------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd  |    | NOTE<br>DUNES COLONY CONDO |              |                |                | LAND     | 0       | 0        |
| Inf1  |    |                            | BUILDING     | 510,700        | 444,300        |          |         |          |
| Inf2  |    |                            | DETACHED     | 0              | 0              |          |         |          |
|       |    |                            | OTHER        | 0              | 0              |          |         |          |
|       |    |                            | <b>TOTAL</b> | <b>510,700</b> | <b>444,300</b> |          |         |          |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/22/2014 | FC  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 10 |      | CONDO             | LIST    | 4/24/2014 | BE  |
| STYLE    | 1  | 1.00 | CONDO [100%]      | REVIEW  | 7/13/2007 | RJM |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

G

| YEAR BLT   | 1950    | SIZE ADJ   | 0.960 | ELEMENT     | CD | DESCRIPTION  | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN            | 622,853 |    |           |
|------------|---------|------------|-------|-------------|----|--------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------------|---------|----|-----------|
| NET AREA   | 580     | DETAIL ADJ | 1.150 | COMPLEX     | 6  | DUNES COLONY | 1.09 | A | BAS | L | BASE CONDO AREA | 580   | 1950 | 1,059.69  | 614,621 | CONDITION ELEM CD    |         |    |           |
| \$NLA(RCN) | \$1,074 | OVERALL    | 1.000 | CONDO STYLE | 4  | COTTAGE      | 1.00 | B | WDK | N | ATT WOOD DECK   | 168   |      | 36.50     | 6,132   | EXTERIOR             | G       |    |           |
|            |         |            |       | BASEMENT    | 5  | NO BASEMENT  | 1.00 |   |     |   |                 |       |      |           |         | INTERIOR             | A       |    |           |
|            |         |            |       | HEATING     | 13 | NO HEAT      | 0.96 |   |     |   |                 |       |      |           |         | KITCHEN              | A       |    |           |
|            |         |            |       | FUEL SOURCE | 8  | NONE         | 1.00 |   |     |   |                 |       |      |           |         | BATHS                | A       |    |           |
|            |         |            |       | PLUMBING    | 1  | STANDARD     | 1.00 |   |     |   |                 |       |      |           |         | HEAT/ELEC            | A       |    |           |
|            |         |            |       | VIEW/LOC    | 4  | GOOD         | 1.10 |   |     |   |                 |       |      |           |         | EFF.YR/AGE 1965 / 57 |         |    |           |
|            |         |            |       |             |    |              |      |   |     |   |                 |       |      |           |         |                      | COND    | 18 | 18 %      |
|            |         |            |       |             |    |              |      |   |     |   |                 |       |      |           |         |                      | FUNC    | 0  |           |
|            |         |            |       |             |    |              |      |   |     |   |                 |       |      |           |         |                      | ECON    | 0  |           |
|            |         |            |       |             |    |              |      |   |     |   |                 |       |      |           |         |                      | DEPR    | 18 | % GD 82   |
|            |         |            |       |             |    |              |      |   |     |   |                 |       |      |           |         |                      | RCNLD   |    | \$510,700 |