

Key: 117

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 58

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID                             |  |  |  | LOCATION     |        |            |              |  |
|--|--|--|--|---------------------------------------|--|--|--|--------------|--------|------------|--------------|--|
| HYLAND CHRISANN & WILSON CHRISTINE<br>135 PHENIX AVE<br>WEST WARWICK, RI 02893 |  |  |  | 2-9-2                                 |  |  |  | 648 SHORE RD |        |            |              |  |
|  |  |  |  | TRANSFER HISTORY                      |  |  |  | DOS          | T      | SALE PRICE | BK-PG (Cert) |  |
|  |  |  |  | HYLAND CHRISANN & MINORE JENNIFER A & |  |  |  | 05/31/2005   | QS     | 276,000    | 19877-22     |  |
|  |  |  |  | 07/01/1984                            |  |  |  | QS           | 44,000 | 4188-108   |              |  |

| CLASS   | CLASS%     | DESCRIPTION |       |        | BN ID | BN | CARD   |   |
|---------|------------|-------------|-------|--------|-------|----|--------|---|
| 1020    | 100        | CONDOMINIUM |       |        |       | 1  | 1 of 1 |   |
| PMT NO  | PMT DT     | TY          | DESC  | AMOUNT | INSP  | BY | 1st    | % |
| 22-377X | 09/27/2022 | 4           | REHAB | 7,000  |       |    |        | 0 |
| 22-342X | 09/06/2022 | 4           | REHAB | 14,899 |       |    |        | 0 |

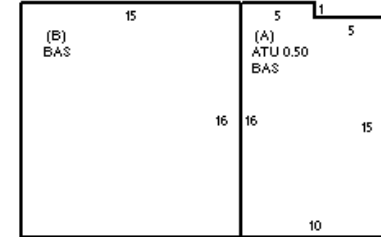
LAND

| 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     | 358,400        | 311,900        |          |         |          |
| Inf2  |    |                            | DETACHED     | 0              | 0              |          |         |          |
|       |    |                            | OTHER        | 0              | 0              |          |         |          |
|       |    |                            | <b>TOTAL</b> | <b>358,400</b> | <b>311,900</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    | 5/1/2014  | 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  
STREET-SIDE UNIT ABUTS PARKING LOT.

G

| YEAR BLT   | 1950    | SIZE ADJ   | 1.105 | ELEMENT      | CD | DESCRIPTION    | ADJ     | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN            | 448,026 |       |           |         |
|------------|---------|------------|-------|--------------|----|----------------|---------|---|-----|---|-----------------|-------|------|-----------|---------|----------------------|---------|-------|-----------|---------|
| NET AREA   | 395     | DETAIL ADJ | 1.046 | COMPLEX      | 6  | DUNES COLONY   | 1.09    | + | BAS | L | BASE CONDO AREA | 395   | 1950 | 1,121.84  | 443,126 | CONDITION ELEM CD    |         |       |           |         |
| \$NLA(RCN) | \$1,134 | OVERALL    | 1.000 | CONDO STYLE  | 4  | COTTAGE        | 1.00    | A | ATU | N | UNF ATTIC       | 78    |      | 35.90     | 2,800   | EXTERIOR             | A       |       |           |         |
|            |         |            |       | BASEMENT     | 4  | CRAWL          | 1.00    |   |     |   |                 |       |      |           |         | INTERIOR             | A       |       |           |         |
|            |         |            |       | HEATING      | 7  | FL./WALL FURN. | 0.99    |   |     |   |                 |       |      |           |         | KITCHEN              | A       |       |           |         |
|            |         |            |       | FUEL SOURCE  | 7  | OTHER          | 1.00    |   |     |   |                 |       |      |           |         | BATHS                | A       |       |           |         |
|            |         |            |       | PLUMBING     | 1  | STANDARD       | 1.00    |   |     |   |                 |       |      |           |         | HEAT/ELEC            | A       |       |           |         |
|            |         |            |       | VIEW/LOC     | 3  | AVG            | 1.00    |   |     |   |                 |       |      |           |         | EFF.YR/AGE 1960 / 62 |         |       |           |         |
|            |         |            |       | CAPACITY     |    | UNITS          | ADJ     |   |     |   |                 |       |      |           |         |                      |         | COND  | 20        | 20 %    |
|            |         |            |       | STORIES(FAR) |    | 1              | 1.00    |   |     |   |                 |       |      |           |         |                      |         | FUNC  | 0         |         |
|            |         |            |       | ROOMS        |    | 2              | 1.00    |   |     |   |                 |       |      |           |         |                      |         | ECON  | 0         |         |
|            |         |            |       | BEDROOMS     |    | 1              | .97     |   |     |   |                 |       |      |           |         |                      |         | DEPR  | 20        | % GD 80 |
|            |         |            |       | BATHROOMS    |    | 1              | 1.00    |   |     |   |                 |       |      |           |         |                      |         | RCNLD | \$358,400 |         |
|            |         |            |       | FIXTURES     |    | 3              | \$2,100 |   |     |   |                 |       |      |           |         |                      |         |       |           |         |
|            |         |            |       | PCT COMM INT |    | 8.82           | 1.00    |   |     |   |                 |       |      |           |         |                      |         |       |           |         |