

Key: 1173

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.158

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|--|--|--|--|------------|--|----|--|----------------|--|--------------|--|
| WAGNER ERICA CHAPMAN & WAGNER LEON E EVERETT III PO BOX 1354 WELLFLEET, MA 02667 | | | | | | | | | | 39-41-0 | | | | 22 BAY VIEW RD | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | | T | | SALE PRICE | | BK-PG (Cert) | |
| WAGNER ERICA CHAPMAN & MARRA JANICE | | | | | | | | | | 07/20/2017 | | QS | | 1,537,000 | | 30639-91 | |
| PAINE DEBORAH J | | | | | | | | | | 01/11/2002 | | QS | | 1,200,000 | | 14687-20 | |
| | | | | | | | | | | 08/30/2000 | | P | | 310,000 | | 13210-350 | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 11-059 | 04/06/2011 | 3 | REPAIR/REMOD | 29,500 | 03/09/2012 | FC | 100 | 100 |
| 11-027 | 02/22/2011 | 3 | REPAIR/REMOD | 52,000 | 03/09/2012 | FC | 100 | 100 |
| 00-101 | 07/01/2000 | 1 | SINGLE FAM R | 475,000 | 02/09/2002 | BT | 100 | 100 |

| 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 | V12 | 2.75 | | 767,460 |
| 300 | A | 0.505 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | V12 | 2.75 | | 38,190 |

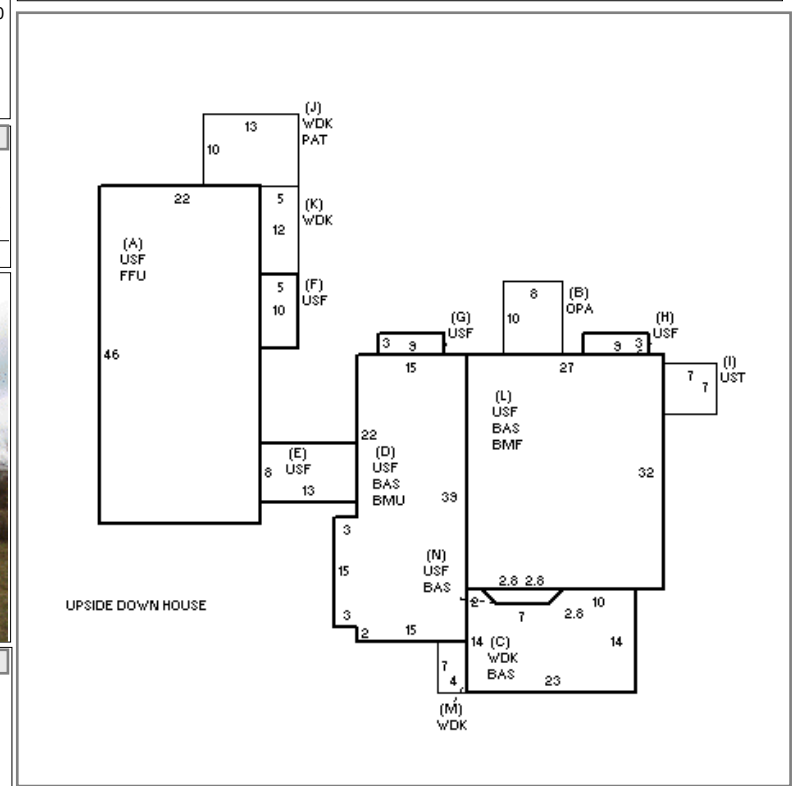
| TOTAL | 1.280 Acres | | | ZONING | RES | FRNT | 0 | | | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|--------|---|------|---|----------|-----------|-----------|---------|----------|
| Nbhd | NORTH TRURO | | | N | FY06 VIEW ADJ PER 6/05 SITE/VIEW INSP OF NBHD (NO INT INSP) BUT MAY BE EVEN HIGHER WHEN INT | | | LAND | 805,700 | 675,000 | | |
| Inf1 | NO ADJ | | | O | INSP DONE. FY11 VW CHG PER FIELD REV=SAME AS | | | BUILDING | 1,689,900 | 1,398,200 | | |
| Inf2 | NO ADJ | | | E | 39-40+301. | | | DETACHED | 3,400 | 3,200 | | |
| | | | | | | | | OTHER | 0 | 0 | | |
| | | | | | | | | TOTAL | 2,499,000 | 2,076,400 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 12*16 | 2000 | 192 | 15.54 | 2,200 |
| SHF | A | 1.00 | A 0.75 8*12 | 2000 | 96 | 16.47 | 1,200 |

PHOTO 12/18/2017



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 12/13/2017 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/13/2017 | LG |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 4/2/2021 | MR |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2000 | SIZE ADJ | 0.950 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 2,086,333 | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|-----------|--|
| NET AREA | 5,560 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | A | FFU | L | BAS AREA UNFIN | 1,012 | 2000 | 172.68 | 174,748 | CONDITION ELEM CD | | |
| \$NLA(RCN) | \$375 | OVERALL | 1.100 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 80 | | 126.54 | 10,124 | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 1,816 | 2000 | 411.72 | 747,682 | | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | D | BMU | N | BSMT UNFINISHED | 630 | | 107.41 | 67,669 | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | USF | L | UP-STRY FIN | 2,732 | 2000 | 306.63 | 837,703 | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | I | UST | N | UTILITY STORAGE | 49 | | 152.94 | 7,494 | | | |
| | | | | HEATING/COOLING | 11 | HOT WAT.-CL AIR | 1.05 | J | PAT | N | PATIO | 130 | | 24.69 | 3,210 | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | + | WDK | N | ATT WOOD DECK | 522 | | 63.59 | 33,194 | | | |
| | | | | | | | | L | BMF | N | BSMT FINISH | 864 | | 177.89 | 153,701 | | | |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 3 | | 12,736.27 | 38,209 | | | |
| | | | | | | | | | ODS | O | OUT DOOR SHOWER | | | 0.00 | | | | |

| EFF. YR/AGE | 2003 / 19 | |
|-------------|-------------|---------|
| COND | 19 | 19 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 19 | % GD 81 |
| RCNLD | \$1,689,900 | |