

Key: 1251

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.239

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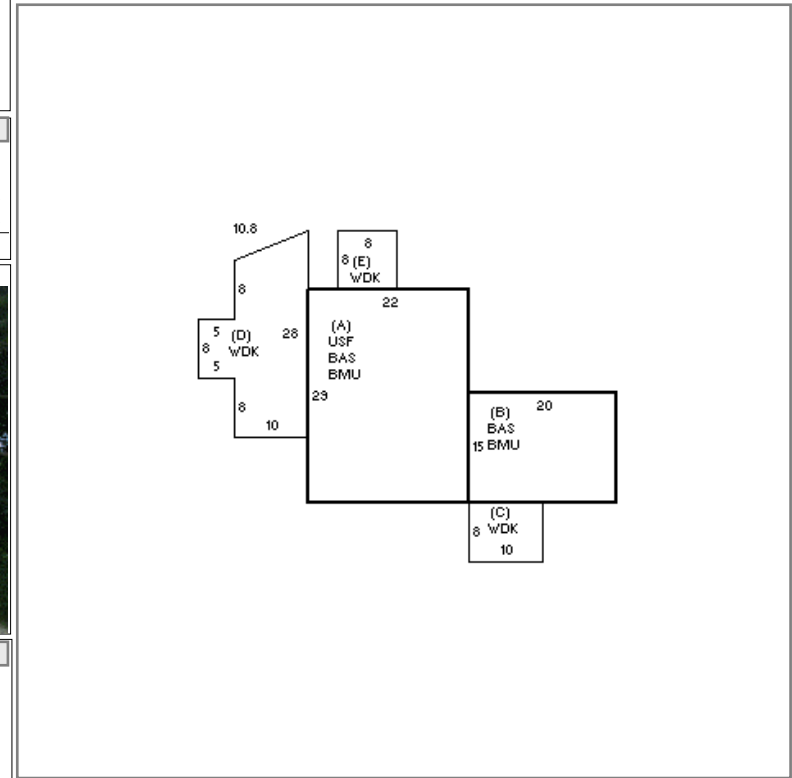
| CURRENT OWNER   |   |               |      | PARCEL ID      |      |            |              | LOCATION    |         |    |            |           |
|---|---|---------------|------|----------------|------|------------|--------------|-------------|---------|----|------------|-----------|
| DESCHENES ANDREW W & PHOEBE<br>PO BOX 870<br>TRURO, MA 02666-0870 |   |               |      | 39-125-0       |      |            |              | 19 NOONS DR |         |    |            |           |
| TRANSFER HISTORY  |   |               |      | DOS            | T    | SALE PRICE | BK-PG (Cert) |             |         |    |            |           |
| DESCHENES ANDREW W & PHOE   |   |               |      | 12/20/2006     | N    | 355,000    | 21633-206    |             |         |    |            |           |
| BROCK KENNETH S   |   |               |      | 07/28/1995     | A    |            | 9773-124     |             |         |    |            |           |
| BROCK KENNETH S & ANNE H  |   |               |      | 06/26/1995     | QS   | 85,000     | 9722-345     |             |         |    |            |           |
| CD  | T | AC/SF/UN      | Nbhd | Inf1           | Inf2 | ADJ BASE   | SAF          | Inf3        | Lpi     | VC | CREDIT AMT | ADJ VALUE |
| 100   | A | 0.700 11 1.00 |      | L2 0.75 1 1.00 |      | 351,098    | 1.07 1       | 1.00        | V1 1.30 |    |            | 263,660   |

| 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    | %   |
| 21-311X | 09/13/2021 | 90            | BP NVC       | 3,000  | 07/05/2022 | LG | 100    | 100 |
| 21-090X | 03/17/2021 | 4             | REHAB        | 25,000 | 08/26/2021 | LG | 100    | 100 |
| 20-375X | 12/07/2020 | 4             | REHAB        | 8,030  | 08/26/2021 | LG | 100    | 100 |
| 20-183  | 07/22/2020 | 80            | SOLAR TAXABL | 28,220 | 08/26/2021 | LG | 100    | 100 |
| 95-104  | 08/28/1995 | 3             | REPAIR/REMOD | 20,000 | 06/01/1997 |    | 100    | 100 |

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| TOTAL | 30,492 SF   | ZONING  | RES      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---|----------|---------|---------|----------|---------|----------|
| Nbhd  | NORTH TRURO | NOTE<br>LOC ADJ FOR PROXIMITY TO SAND/GRAVEL PIT. |          |         |         | LAND     | 263,700 | 229,300  |
| Inf1  | LOC ADJ     |   | LAND     | 419,200 | 361,400 |          |         |          |
| Inf2  | NO ADJ      |   | DETACHED | 1,200   | 1,200   |          |         |          |
|       |             |   | OTHER    | 0       | 0       |          |         |          |
|       |             |   |          |         |         | TOTAL    | 684,100 | 591,900  |

| TY  | QUAL | COND    | DIM/NOTE   | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|------------|----|-------|-----------|-------|
| SHF | L    | 0.83 A- | 0.70 10*12 |    | 120   | 13.29     | 1,100 |
| OSH | L    | 0.83 A  | 0.75 4*5   |    | 20    | 5.73      | 100   |



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| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/5/2022   | LG  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/26/2013  | EST |
| STYLE    | 7  | 1.20 | OLD STYLE [100%]  | REVIEW  | 11/22/2010 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BLDG COMMENTS

| YEAR BLT     | 1800  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T          | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 676,104    |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|------------|-----------------|-------|-----------|-----------|---------|----------------|------------|
| NET AREA     | 1,576 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | +   | BMU | N          | BSMT UNFINISHED | 938   |           | 89.72     | 84,159  | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$429 | OVERALL    | 1.220 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | +   | BAS | L          | BAS AREA        | 938   | 1800      | 377.99    | 354,558 |                |            |
| CAPACITY     |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | A   | USF | L          | UP-STRY FIN     | 638   | 1800      | 294.51    | 187,898 |                |            |
| STORIES(FAR) | 2     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | +   | WDK | N          | ATT WOOD DECK   | 444   |           | 59.83     | 26,566  |                |            |
| ROOMS        | 0     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | F21 | O   | FPL 2S 1OP | 1               |       | 18,723.20 | 18,723    |         |                |            |
| BEDROOMS     | 2     | 1.00       |       | INT. FINISH     | 1  | PLASTER         | 1.00 |     |     |            |                 |       |           |           |         |                |            |
| BATHROOMS    | 2     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |     |     |            |                 |       |           |           |         |                |            |
| FIXTURES     | 6     | \$4,200    |       | FUEL SOURCE     | 1  | OIL             | 1.00 |     |     |            |                 |       |           |           |         |                |            |
| UNITS        | 0     | 1.00       |       |                 |    |                 |      |     |     |            |                 |       |           |           |         |                |            |
|              |       |            |       |                 |    |                 |      |     |     |            |                 |       |           |           |         | EFF.YR/AGE     | 1973 / 49  |
|              |       |            |       |                 |    |                 |      |     |     |            |                 |       |           |           |         | COND           | 38 38 %    |
|              |       |            |       |                 |    |                 |      |     |     |            |                 |       |           |           |         | FUNC           | 0          |
|              |       |            |       |                 |    |                 |      |     |     |            |                 |       |           |           |         | ECON           | 0          |
|              |       |            |       |                 |    |                 |      |     |     |            |                 |       |           |           |         | DEPR           | 38 % GD 62 |
|              |       |            |       |                 |    |                 |      |     |     |            |                 |       |           |           |         | RCNLD          | \$419,200  |