

Key: 1436

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.446

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| CURRENT OWNER   |  |  |  | PARCEL ID  |   |            |              | LOCATION   |  |  |  |
|---|--|--|--|------------|---|------------|--------------|------------|--|--|--|
| GOSHEN EDWARD JAMES & IRENE<br>PO BOX 616<br>NO TRURO, MA 02652 |  |  |  | 40-10-0    |   |            |              | 6 JOBI WAY |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |            |  |  |  |
| GOSHEN EDWARD JAMES & IRE                                       |  |  |  | 01/28/1997 | K | 240,000    | 10587-001    |            |  |  |  |
| OUTER CAPE HEALTH SERVICE                                       |  |  |  | 09/19/1996 | K |            | 10394-037    |            |  |  |  |
| SUDBURY RIVER TRUST   |  |  |  | 01/25/1990 | L | 180,000    | 7035-091     |            |  |  |  |

| CLASS   | CLASS%     | DESCRIPTION  |            |        | BN ID      | BN  | CARD   |     |
|---------|------------|--------------|------------|--------|------------|-----|--------|-----|
| 1110    | 100        | 4 TO 8 UNITS |            |        |            | 1   | 1 of 1 |     |
| PMT NO  | PMT DT     | TY           | DESC       | AMOUNT | INSP       | BY  | 1st    | %   |
| 16-156X | 07/22/2016 | 10           | ALL OTHERS | 24,756 | 06/14/2017 | RJM | 100    | 100 |
| 96-43   | 03/27/1996 | 10           | ALL OTHERS | 2,500  | 01/01/2000 |     | 100    | 100 |

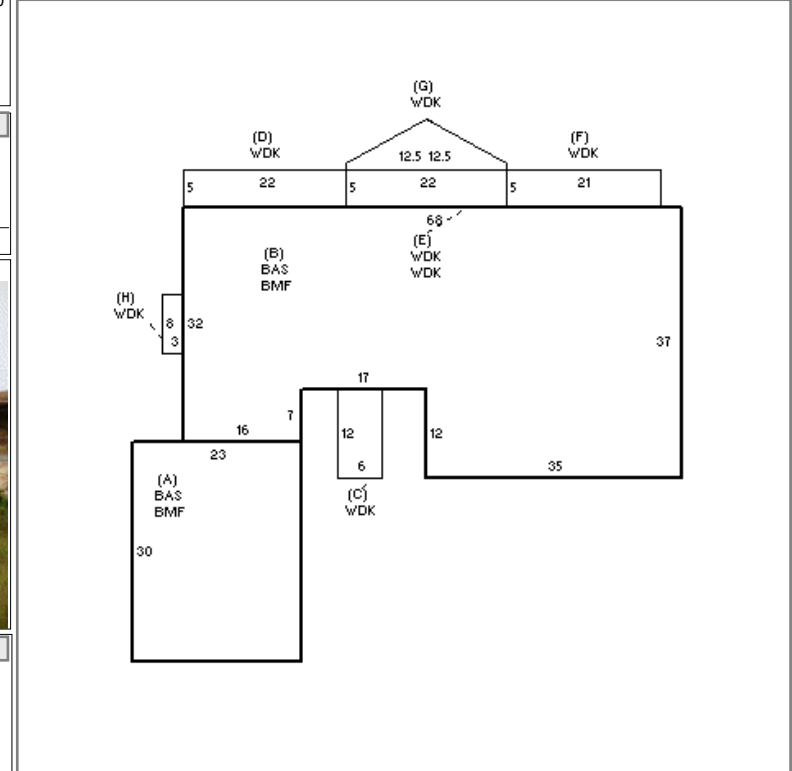
| CD  | T | AC/SF/UN   | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC | CREDIT AMT | ADJ VALUE |
|-----|---|------------|------|------|------|----------|------|---------|------|----|------------|-----------|
| 103 | S | 33,750 APT | 1.00 | 1    | 1.00 | 1        | 1.00 | 386,300 | 1.00 | 1  | 1.00       | 299,360   |
| 303 | A | 0.305 APT  | 1.00 | 1    | 1.00 | 1        | 1.00 | 26,200  | 1.00 | 1  | 1.00       | 7,990     |

|       |             |                  |   |         |         |          |         |          |
|-------|-------------|------------------|---|---------|---------|----------|---------|----------|
| TOTAL | 1.080 Acres | ZONING           | RES   | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd  | APARTMENTS  | N<br>O<br>T<br>E | "LAND OF GOSHEN." INCL 40-012. SHF 8X8=N/V PER 9/09 MEAS. |         |         | LAND     | 307,400 | 298,400  |
| Inf1  | NO ADJ      |                  | BUILDING  | 365,200 | 360,700 |          |         |          |
| Inf2  | NO ADJ      |                  | DETACHED  | 2,400   | 2,300   |          |         |          |
|       |             |                  | OTHER   | 0       | 0       |          |         |          |
|       |             |                  | TOTAL   | 675,000 | 661,400 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| SHM | A    | 1.00 | A 0.75 8X10  |    | 80    | 16.05     | 1,000 |
| SHM | A    | 1.00 | P 0.45 10X10 |    | 100   | 16.05     | 700   |
| SHM | A    | 1.00 | P 0.45 10X10 |    | 100   | 16.05     | 700   |
| SHF | SV   | 1.00 | SV 1.00 8X8  |    |       | 0.00      |       |



BLDG COMMENTS  
6/19/17 Bob Mazur of PK visited property per request of CF (creepy house). BRICK & STONE FRONT / FY11 LIST OF OWNER'S APT ONLY/ 5 UNITS W/ TOTAL OF 18 RM/6 BR/7 BATHS



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| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/19/2017 | RJM |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 5  |      | CIM               | LIST    | 6/19/2017 | RJM |
| STYLE    | 15 | 1.98 | APARTMENTS [100%] | REVIEW  | 6/19/2017 | RJM |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

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| YEAR BLT     | 1976  | SIZE ADJ   | 0.915 | ELEMENT        | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 987,159 |  |
|--------------|-------|------------|-------|----------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|-------------------|---------|--|
| NET AREA     | 2,922 | DETAIL ADJ | 2.040 | FOUNDATION     | 4  | BSMT WALL      | 1.00 | A | BMF | N | BSMT FIN    | 690   |      | 134.58    | 92,861  | CONDITION ELEM CD |         |  |
| \$NLA(RCN)   | \$338 | OVERALL    | 1.000 | EXTERIOR WALL  | 10 | VERT BOARD     | 1.00 | + | BAS | L | BASE AREA   | 2,922 | 1976 | 190.95    | 557,965 |                   |         |  |
| CAPACITY     |       |            |       | ROOF STRUCTURE | 1  | GABLE          | 1.00 | B | BMF | N | BSMT FIN    | 2,232 |      | 134.58    | 300,387 |                   |         |  |
| STORIES      | 1     | ADJ        | 1.00  | ROOF COVER     | 1  | ASPH/COMP SHIN | 1.00 | + | WDK | N | WOOD DECK   | 619   |      | 50.21     | 31,081  |                   |         |  |
| % HEATED     | 100   |            | 1.00  | FLOORING       | 3  | WW/ CARPET     | 1.00 |   | F11 | O | FPL 1S 10P  | 1     |      | 4,865.00  | 4,865   |                   |         |  |
| % A/C        | 0     |            | 1.00  | FLOORING       | 3  | WOOD PANEL     | 1.07 |   |     |   |             |       |      |           |         |                   |         |  |
| % SPRINKLERS | 0     |            | 1.00  | INT FINISH     | 3  | WOOD PANEL     | 1.07 |   |     |   |             |       |      |           |         |                   |         |  |
|              |       |            |       | H.V.A.C.       | 2  | HOT WATER      | 1.02 |   |     |   |             |       |      |           |         |                   |         |  |
|              |       |            |       | FUEL SOURCE    | 1  | OIL            | 1.00 |   |     |   |             |       |      |           |         |                   |         |  |
|              |       |            |       | COMPLEX        | 0  |                | 1.00 |   |     |   |             |       |      |           |         |                   |         |  |
| EFF.YR/AGE   |       |            |       |                |    |                |      |   |     |   |             |       |      |           |         | 1979 / 43         |         |  |
| COND         |       |            |       |                |    |                |      |   |     |   |             |       |      |           |         | 63 63 %           |         |  |
| FUNC         |       |            |       |                |    |                |      |   |     |   |             |       |      |           |         | 0                 |         |  |
| ECON         |       |            |       |                |    |                |      |   |     |   |             |       |      |           |         | 0                 |         |  |
| DEPR         |       |            |       |                |    |                |      |   |     |   |             |       |      |           |         | 63 % GD 37        |         |  |
| RCNLD        |       |            |       |                |    |                |      |   |     |   |             |       |      |           |         | \$365,200         |         |  |