

Key: 1448

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.459

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|------|------------|------|------------|--------------|-------------------|-----|------|------------|-----------|
| BLOOM JOHN H & NANCY M C/O JOHN H BLOOM REVOCABLE TRU 371 VILLAGE ST MEDWAY, MA 02053 | | | | 40-23-0 | | | | 19 SO HIGHLAND RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| JOHN H BLOOM REVOCABLE TR | | | | 08/21/2023 | F | 1 | 35948-220 | | | | | |
| BLOOM JOHN H & NANCY M | | | | 12/29/2017 | A | 300,000 | 30995-84 | | | | | |
| BLOOM JEFFREY H | | | | 04/17/2013 | O | 175,000 | 27298-171 | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | A | 0.517 | 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | R04 | 1.00 | | 246,360 |

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| TOTAL | 22,500 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | EAST TRURO | NOTE | | | | LAND | 246,400 | 214,200 |
| Inf1 | NO ADJ | | BUILDING | 350,100 | 300,500 | | | |
| Inf2 | NO ADJ | | DETACHED | 1,200 | 1,100 | | | |
| | | | OTHER | 154,400 | 101,500 | | | |
| | | | | | | TOTAL | 752,100 | 617,300 |

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



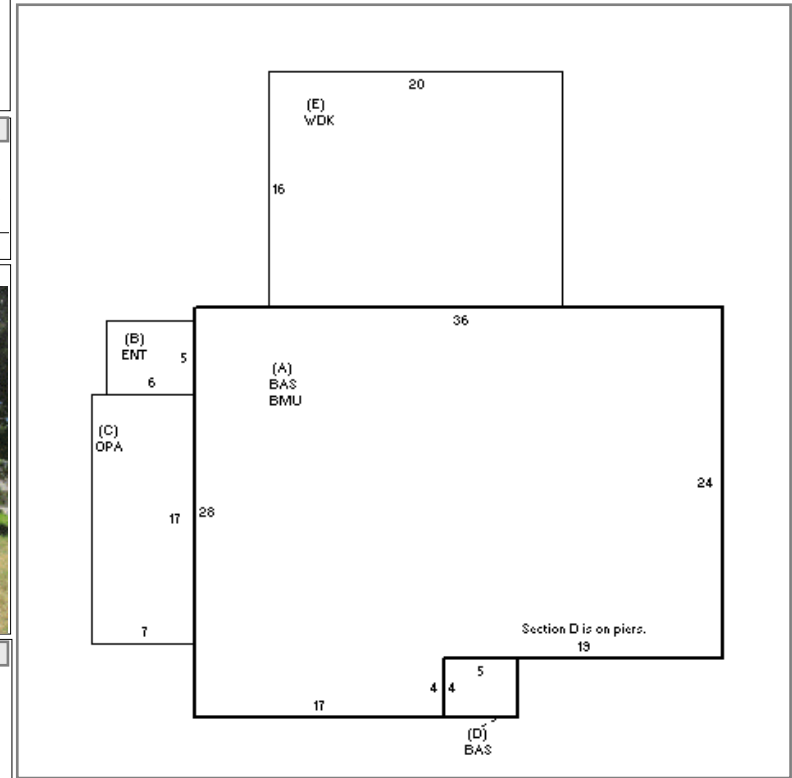
BLDG COMMENTS

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| BUILDING | CD | ADJ | DESC | MEASURE | 11/23/2016 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/24/2018 | LG |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 11/20/2012 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1969 | SIZE ADJ | 1.050 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|
| NET AREA | 952 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 |
| \$NLA(RCN) | \$443 | OVERALL | 1.030 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES(FAR) | 1 | 1.00 | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| ROOMS | 4 | 1.00 | | FLOOR COVER | 4 | TILE | 1.00 |
| BEDROOMS | 2 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FIXTURES | 3 | \$2,100 | | FUEL SOURCE | 3 | ELECTRIC | 1.00 |
| UNITS | 1 | 1.00 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 18-458 | 12/20/2018 | 7 | GARAGE | 40,000 | 01/19/2021 | LG | 65 | 65 |
| 14-086 | 05/15/2014 | 4 | REHAB | 50,000 | 07/18/2018 | LG | 100 | 100 |
| 13-088 | 04/19/2013 | 10 | ALL OTHERS | | 10/31/2013 | FC | 100 | 100 |
| 11-215 | 10/18/2011 | 3 | REPAIR/REMOD | 5,000 | 05/07/2012 | FC | 100 | 100 |



| TOTAL RCN | 421,760 |
|----------------|------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2005 / 17 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$350,100 |

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LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|-------------------|------------|--------------|--|
| BLOOM JOHN H & NANCY M C/O JOHN H BLOOM REVOCABLE TRU 371 VILLAGE ST MEDWAY, MA 02053 | | 40-23-0 | 19 SO HIGHLAND RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

LAND

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

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 154,400 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

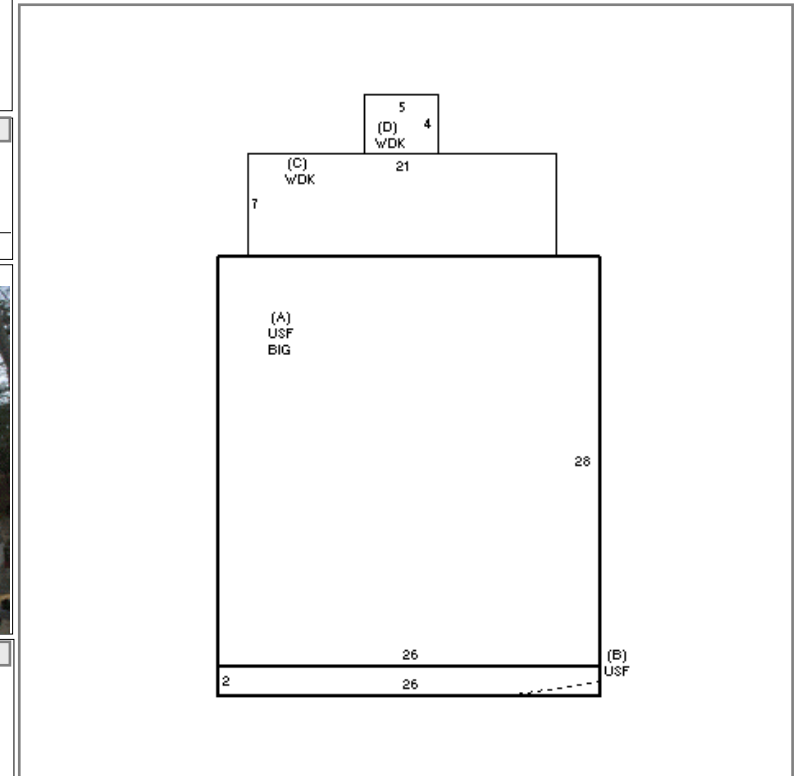
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
Garage has utility sink.

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/24/2019 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/4/2022 | LG |
| STYLE | 17 | 1.00 | GAR W/QTRS [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 2019 | SIZE ADJ | 1.050 |
|--------------|-------|------------|-------|
| NET AREA | 780 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$319 | OVERALL | 0.950 |
| CAPACITY | | UNITS | ADJ |
| STORIES(FAR) | 0 | 1.00 | |
| ROOMS | 2 | 1.00 | |
| BEDROOMS | 1 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 4 | \$2,800 | |
| UNITS | 0 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|-----------------|------|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | | | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 0 | | 1.00 |
| FUEL SOURCE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BIG | N | BUILT-IN GARAGE | 728 | | 72.14 | 52,521 |
| + | USF | L | UP-STRY FIN | 780 | 2019 | 236.08 | 184,142 |
| + | WDK | N | ATT WOOD DECK | 167 | | 56.95 | 9,511 |

| | |
|----------------|------------|
| TOTAL RCN | 248,974 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2019 / 3 |
| COND | 03 03 % |
| FUNC | 35 UC |
| ECON | 0 |
| DEPR | 38 % GD 62 |
| RCNLD | \$154,400 |