

Key: 1541

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.549

LEGAL

| CURRENT OWNER  |  | PARCEL ID  | LOCATION             |            |              |  |
|--|--|------------|----------------------|------------|--------------|--|
| SHEEHAN JAMES J JR &<br>C/O JOHNSON SHEEHAN FAM REV TR<br>19 JOHNSON ROAD<br>ANDOVER, MA 01810 |  | 40-121-0   | 14 NO UNION FIELD RD |            |              |  |
| TRANSFER HISTORY   |  | DOS        | T                    | SALE PRICE | BK-PG (Cert) |  |
| JOHNSON SHEEHAN FAM REV T  |  | 01/17/2023 | F                    | 100        | ()           |  |
| SHEEHAN JAMES J JR &   |  | 11/28/2017 | QS                   | 660,000    | ()           |  |
| ABBIUSO JOHN L &   |  | 04/25/2017 | P                    | 230,000    | 30442-81     |  |

| 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    | %   |
| 17-123 | 05/08/2017 | 1             | SINGLE FAM R | 215,000 | 12/13/2017 | LG | 100    | 100 |

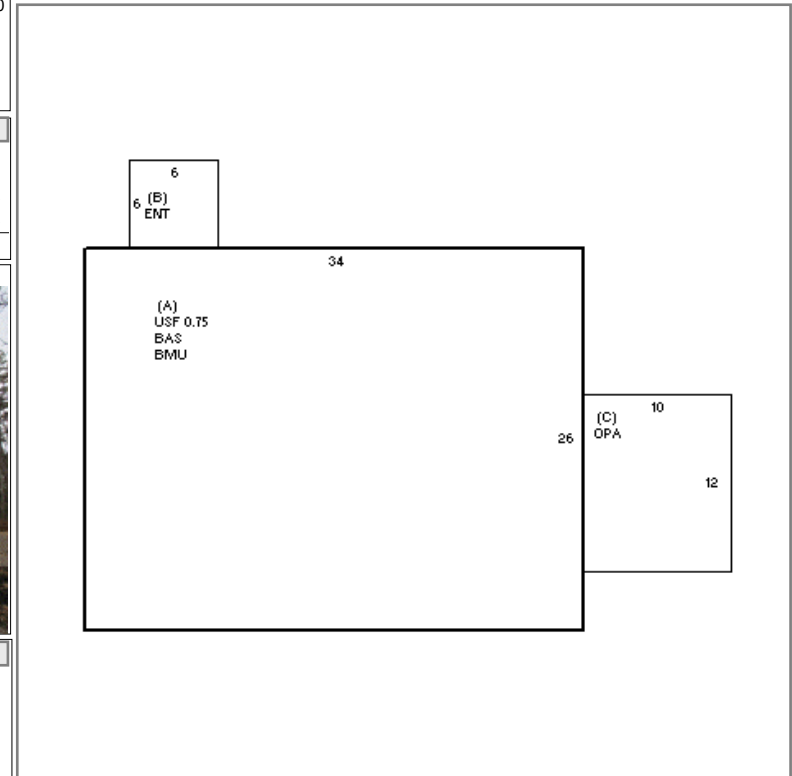
LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.775    | 12   | 1.00 | 1    | 1.00     | 1   | 1.00 | R04 | 1.00 |            | 279,080   |
| 300 | A | 0.010    | 12   | 1.00 | 1    | 1.00     | 1   | 1.00 | R04 | 1.00 |            | 280       |

| TOTAL | 34,214 SF  | ZONING | RES          | FRNT             | 0              | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|------------------|----------------|----------|---------|----------|
| Nbhd  | EAST TRURO | NOTE   | LAND         | 279,400          | 242,900        |          |         |          |
| Inf1  | NO ADJ     |        | BUILDING     | 733,800          | 606,300        |          |         |          |
| Inf2  | NO ADJ     |        | DETACHED     | 200              | 200            |          |         |          |
|       |            |        | OTHER        | 0                | 0              |          |         |          |
|       |            |        | <b>TOTAL</b> | <b>1,013,400</b> | <b>849,400</b> |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| PTD | A    | 1.00 | A 0.75 11*12 | 2017 | 132   | 2.30      | 200   |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/12/2017 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |            |    |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  |            |    |
| QUALITY  | G  | 1.35 | GOOD [100%]       |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

| BLDG COMMENTS |
|---------------|
|               |

| YEAR BLT     | 2017  | SIZE ADJ   | 1.020   |
|--------------|-------|------------|---------|
| NET AREA     | 1,547 | DETAIL ADJ | 1.000   |
| \$NLA(RCN)   | \$499 | OVERALL    | 1.100   |
| CAPACITY     |       | UNITS      | ADJ     |
| STORIES(FAR) |       | 1.75       | 1.00    |
| ROOMS        |       | 6          | 1.00    |
| BEDROOMS     |       | 3          | 1.00    |
| BATHROOMS    |       | 3          | 1.00    |
| FIXTURES     |       | 9          | \$6,300 |
| UNITS        |       | 0          | 1.00    |

| ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 3  | CONTIN WALL     | 1.00 | A | BMU | N | BSMT UNFINISHED | 884   |      | 109.21    | 96,541  |
| EXT. COVER      | 4  | VINYL           | 1.00 | A | BAS | L | BAS AREA        | 884   | 2017 | 460.10    | 406,727 |
| ROOF SHAPE      | 1  | GABLE           | 1.00 | A | USF | L | UP-STRY FIN     | 663   | 2017 | 358.48    | 237,675 |
| ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | B | ENT | N | ENCL ENTRY      | 36    |      | 304.62    | 10,966  |
| FLOOR COVER     | 6  | OTHER           | 1.00 | C | OPA | N | OPEN PORCH      | 120   |      | 118.15    | 14,178  |
| INT. FINISH     | 2  | DRYWALL         | 1.00 |   | ODS | O | OUT DOOR SHOWER |       |      | 0.00      |         |
| HEATING/COOLING | 1  | FORCED AIR      | 1.00 |   |     |   |                 |       |      |           |         |
| FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 772,387   |
|----------------|-----------|
| CONDITION ELEM | CD        |
|                |           |
| EFF.YR/AGE     | 2017 / 5  |
| COND           | 05 05%    |
| FUNC           | 0         |
| ECON           | 0         |
| DEPR           | 5 % GD 95 |
| RCNLD          | \$733,800 |