

Key: 1589

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.593

LEGAL

| CURRENT OWNER  |  | PARCEL ID  | LOCATION    |            |              |  |
|--|--|------------|-------------|------------|--------------|--|
| SHOPE JOHN ANDREW<br>56 FAYETTE ST<br>BOSTON, MA 02116 |  | 42-14-0    | 32 NOONS DR |            |              |  |
| TRANSFER HISTORY                                       |  | DOS        | T           | SALE PRICE | BK-PG (Cert) |  |
| SHOPE JOHN ANDREW                                      |  | 01/14/2010 | QS          | 592,500    | 24303-202    |  |
| BROCK KENNETH S & ANNE                                 |  | 09/26/1974 | 99          | 22,500     | 2101-025+    |  |

| 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    | %   |
| 17-196 | 07/12/2017 | 80            | SOLAR TAXABL | 3,648   | 07/24/2018 | JN | 100    | 100 |
| 11-020 | 02/08/2011 | 4             | REHAB        | 200,000 | 03/09/2012 | FC | 100    | 100 |

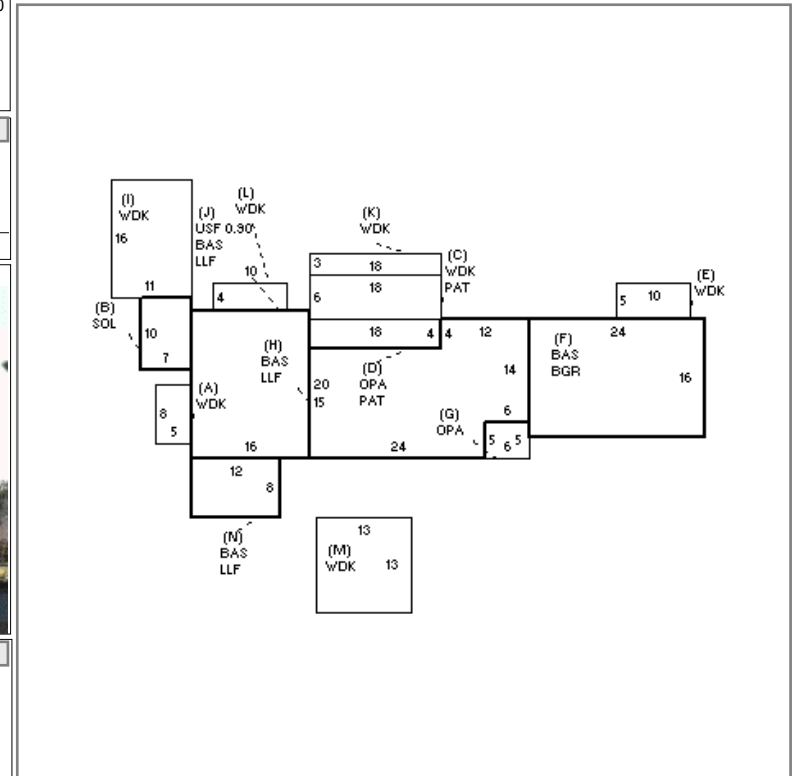
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | Infl2   | ADJ BASE | SAF  | Infl3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |         |         |
|-----|---|----------|------|-------|---------|----------|------|-------|---------|------|------------|-----------|---------|---------|
| 100 | A | 0.775    | 11   | 1.00  | L3 0.80 | 1        | 1.00 |       | 374,504 | 1.00 | 1          | 1.00      | V1 1.30 | 290,240 |
| 300 | A | 0.305    | 11   | 1.00  | 1       | 1.00     | 1    | 1.00  | 35,750  | 1.00 | 1          | 1.00      | V1 1.30 | 10,900  |

| TOTAL | 1.080 Acres | ZONING       | RES   | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------------|---|---------|---------|----------|---------|----------|
| Nbhd  | NORTH TRURO | NO<br>T<br>E | FY10 CORRECTED NBHD 2 TO 3, CHNG LOC ADJ (SAND/GRVL PIT LIKE OTHERS). FY11 VW INCR PER REVIEW + PHOTO (1ST FLR ONLY). |         |         | LAND     | 301,100 | 261,800  |
| Infl1 | LOC ADJ     |              | BUILDING  | 665,300 | 547,300 |          |         |          |
| Infl2 | NO ADJ      |              | DETACHED  | 1,200   | 1,100   |          |         |          |
|       |             |              |   |         | OTHER   | 0        | 0       |          |
|       |             |              |   |         | TOTAL   | 967,600  | 810,200 |          |

DETACHED

| 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 |
|---------------|
|               |

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/18/2020 | LG  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/9/2012  | C19 |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 4/6/2021  | MR  |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT     | 1975  | SIZE ADJ   | 0.990 | ELEMENT         | CD | DESCRIPTION     | ADJ  |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|
| NET AREA     | 2,510 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 |
| \$NLA(RCN)   | \$340 | OVERALL    | 1.020 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE           | 1.00 |
| STORIES(FAR) | 1.75  | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |
| ROOMS        | 6     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |
| BEDROOMS     | 3     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |
| BATHROOMS    | 2.5   | 1.00       |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |
| FIXTURES     | 10    | \$7,000    |       | FUEL SOURCE     | 2  | GAS             | 1.00 |
| UNITS        | 0     | 1.00       |       |                 |    |                 |      |

| S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| +   | WDK | N | ATT WOOD DECK   | 637   |      | 52.34     | 33,344  |
| B   | SOL | L | SOLARIUM        | 70    | 1975 | 206.01    | 14,421  |
| +   | PAT | N | PATIO           | 180   |      | 19.31     | 3,476   |
| F   | BGR | N | SF BSMT GARAGE  | 384   |      | 110.65    | 42,491  |
| +   | BAS | L | BAS AREA        | 1,268 | 1975 | 349.28    | 442,893 |
| +   | OPA | N | OPEN PORCH      | 102   |      | 90.58     | 9,239   |
| +   | LLF | L | LOWER LEVEL FIN | 884   | 1975 | 232.73    | 205,732 |
| J   | USF | L | UP-STRY FIN     | 288   | 1975 | 279.04    | 80,365  |
| GFP | O   |   | GAS FIREPLACE   | 1     |      | 10,483.90 | 10,484  |
| MST | O   |   | MASONRY STACK   | 1     |      | 3,494.30  | 3,494   |
| ODS | O   |   | OUT DOOR SHOWER | 1     |      | 0.00      |         |

| TOTAL RCN      | 852,938    |
|----------------|------------|
| CONDITION ELEM | CD         |
|                |            |
| EFF.YR/AGE     | 2000 / 22  |
| COND           | 22 22 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 22 % GD 78 |
| RCNLD          | \$665,300  |