

Key: 1660

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.668

LEGAL

| CURRENT OWNER  |  | PARCEL ID  |    | LOCATION         |              |
|--|--|------------|----|------------------|--------------|
| VAN ARSDALE MARIE F<br>PO BOX 409<br>NO TRURO, MA 02652-0409 |  | 42-89-0    |    | 14 FISHERMANS RD |              |
| TRANSFER HISTORY   |  | DOS        | T  | SALE PRICE       | BK-PG (Cert) |
| VAN ARSDALE MARIE F  |  | 06/03/1986 | 99 |                  | (106672)     |

| 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    | %   |
| 07-085 | 05/02/2007 | 9             | DECK   | 7,000  | 05/16/2008 | JH | 100    | 100 |
| 03-138 | 08/18/2003 | 90            | BP NVC | 7,130  | 05/09/2007 | JH | 100    | 100 |

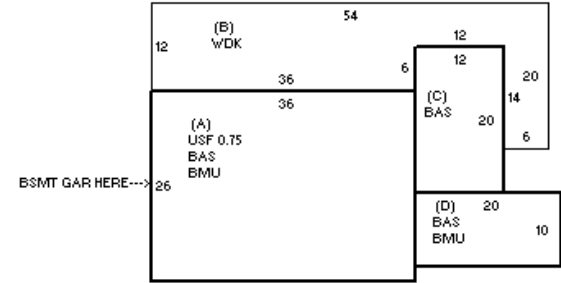
LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.775    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | R07 | 1.60 |            | 446,520   |
| 300 | A | 0.095    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | R07 | 1.60 |            | 4,180     |

|       |             |        |          |         |         |          |         |          |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 37,897 SF   | ZONING | RES      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd  | NORTH TRURO | NOTE   |          |         |         | LAND     | 450,700 | 391,900  |
| Inf1  | NO ADJ      |        | BUILDING | 511,100 | 433,600 |          |         |          |
| Inf2  | NO ADJ      |        | DETACHED | 0       | 0       |          |         |          |
|       |             |        | OTHER    | 0       | 0       |          |         |          |
|       |             |        |          |         |         | TOTAL    | 961,800 | 825,500  |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/13/2015  | FC |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/13/2015  | FC |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 11/22/2010 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

BLDG COMMENTS  
ROOF COVER IS WOOD SHINGLES IN FRONT & ASPHALT SHINGLES IN REAR.

G

| YEAR BLT   | 1971  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 751,590 |            |            |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|------------|------------|
| NET AREA   | 2,078 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,136 |      | 72.45     | 82,303  |           |         |            |            |
| \$NLA(RCN) | \$362 | OVERALL    | 1.050 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A | USF | L | UP-STRY FIN     | 702   | 1971 | 248.50    | 174,449 |           |         |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | B | WDK | N | ATT WOOD DECK   | 624   |      | 47.33     | 29,533  |           |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | + | BAS | L | BAS AREA        | 1,376 | 1971 | 315.82    | 434,565 |           |         |            |            |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET      | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 7,582.60  | 15,165  |           |         |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 11,374.70 | 11,375  |           |         |            |            |
|            |       |            |       | HEATING/COOLING | 5  | ELECTRIC        | 0.95 |   |     |   |                 |       |      |           |         |           |         |            |            |
|            |       |            |       | FUEL SOURCE     | 3  | ELECTRIC        | 1.00 |   |     |   |                 |       |      |           |         |           |         |            |            |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |         | EFF.YR/AGE | 1979 / 43  |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |         | COND       | 32 32 %    |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |         | FUNC       | 0          |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |         | ECON       | 0          |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |         | DEPR       | 32 % GD 68 |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |           |         | RCNLD      | \$511,100  |