

Key: 1677

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.686

LEGALS

LAND

DETAILED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION       |  |  |  |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| BAYBERRY ROAD REALTY TR<br>TRS:ELLEN ZUCKER & ELLEN CLEGG<br>71 ST MARYS ST #2<br>BROOKLINE, MA 02446 |  |  |  | 42-106-0   |    |            |              | 17 BAYBERRY RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                |  |  |  |
| BAYBERRY ROAD REALTY TR   |  |  |  | 10/29/1987 | QS | 306,700    | (112599)     |                |  |  |  |
| ZEITLIN GERALD L  |  |  |  | 02/20/1987 | QS | 110,000    | (110029)     |                |  |  |  |

| 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    | %   |
| CYC 23-098 | 05/17/2023 | 30            | CHECK DATA |         | 09/29/2022 | LG | 100    | 100 |
| 13-061     | 03/14/2023 | 4             | REHAB      | 40,000  | 09/14/2023 | LG | 100    | 100 |
| 12-294     | 03/22/2013 | 2             | ADDITION   | 160,000 | 08/06/2013 | FC | 100    | 100 |
|            | 11/16/2012 | 90            | BP NVC     | 28,000  | 01/09/2013 | FC | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |    |      |  |  |         |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|----|------|--|--|---------|
| 100 | A | 0.550    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | 630,175 | 1.27 | 1          | 1.00      | V7 | 1.75 |  |  | 439,380 |

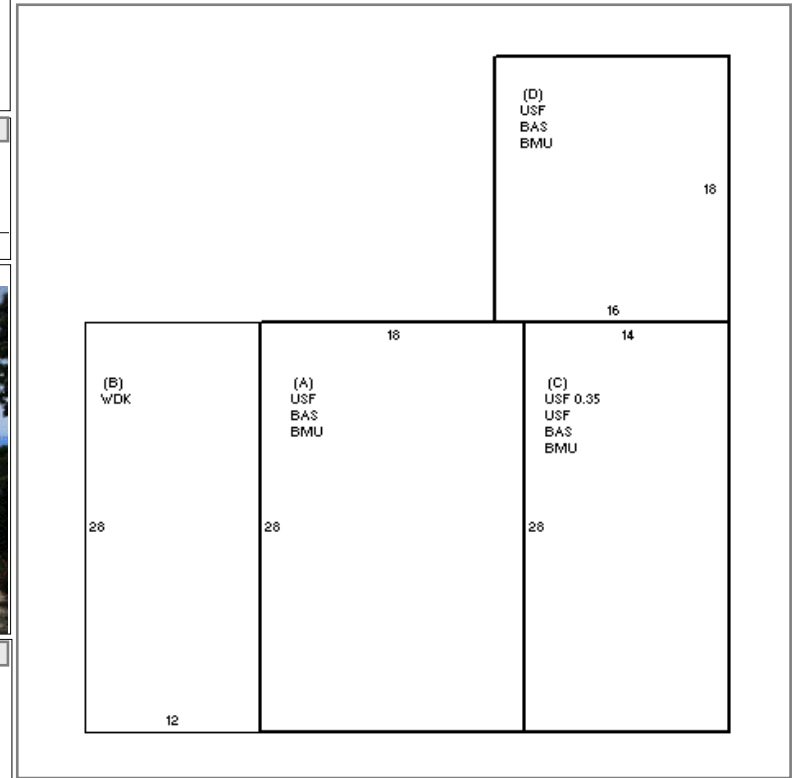
| TOTAL | 23,958 SF   | ZONING | RES      | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS       |
|-------|-------------|--------|----------|---------|---------|--------------|------------------|----------------|
| Nbhd  | NORTH TRURO | NOTE   |          |         |         | LAND         | 439,400          | 382,000        |
| Inf1  | NO ADJ      |        | BUILDING | 661,300 | 544,400 |              |                  |                |
| Inf2  | NO ADJ      |        | DETACHED | 900     | 0       |              |                  |                |
|       |             |        | OTHER    | 0       | 0       |              |                  |                |
|       |             |        |          |         |         | <b>TOTAL</b> | <b>1,101,600</b> | <b>926,400</b> |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| WDK | A    | 1.00 | A 0.75 8*8   |    | 64    | 11.00     | 500   |
| PTD | A    | 1.00 | A 0.75 16*16 |    | 256   | 2.30      | 400   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/29/2022  | LG  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/30/2009  | EST |
| STYLE    | 5  | 1.05 | COLONIAL [100%]   | REVIEW  | 11/22/2010 | MR  |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1987  | SIZE ADJ   | 0.990 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,505 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,184 |      | 84.06     | 99,522  |
| \$NLA(RCN) | \$372 | OVERALL    | 1.070 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | + | BAS | L | BAS AREA        | 896   | 1987 | 370.03    | 331,550 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | + | USF | L | UP-STRY FIN     | 1,033 | 1987 | 278.01    | 287,188 |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | B | WDK | N | ATT WOOD DECK   | 336   |      | 62.23     | 20,910  |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD        | 1.00 | D | BAS | L | BAS AREA        | 288   | 2013 | 370.04    | 106,570 |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | D | USF | L | UP-STRY FIN     | 288   | 2013 | 278.01    | 80,068  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL             | 1.00 |   |     |   |                 |       |      |           |         |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/29/2022  | LG  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/30/2009  | EST |
| STYLE    | 5  | 1.05 | COLONIAL [100%]   | REVIEW  | 11/22/2010 | MR  |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| TOTAL RCN      | 931,409    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EFF.YR/AGE     | 1993 / 29  |
| COND           | 29 29 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 29 % GD 71 |
| RCNLD          | \$661,300  |