

Key: 1873

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.899

LEGAL

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|--|--|--|--|------------|--|----|--|-------------------|--|--------------|--|
| PACKARD LESLIE H & ROME LU 286 BRADFORD ST PROVINCETOWN, MA 02657 | | | | | | | | | | 42-293-0 | | | | 6 CABRAL FARM RD | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | | T | | SALE PRICE | | BK-PG (Cert) | |
| PACKARD LESLIE H & ROME L | | | | | | | | | | 09/15/2021 | | A | | 1 34471-304 | | | |
| ROME STEPHEN WILLIAM & | | | | | | | | | | 10/30/2014 | | QS | | 475,000 28478-122 | | | |
| GRANDEL DAVID F & BARBARA | | | | | | | | | | 05/30/2000 | | J | | 13036-082 | | | |

| 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 | % |
| 10-170 | 09/09/2010 | 10 | ALL OTHERS | 800 | 05/06/2011 | MR | 100 | 100 |
| 06-223 | 09/28/2006 | 2 | ADDITION | 40,000 | 05/20/2010 | JH | 100 | 100 |
| 04-003 | 01/07/2004 | 10 | ALL OTHERS | 500 | 11/07/2005 | LVM | 100 | 100 |
| 01-002 | 01/03/2001 | 6 | SHED | 1,000 | 11/07/2005 | LVM | 100 | 100 |
| 97-164 | 11/01/1997 | 1 | SINGLE FAM R | 35,000 | 01/01/1999 | | 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 | 360,100 | 1.00 1 | 1.00 R03 | 1.00 | | | 279,080 |
| 300 | A | 0.345 11 1.00 1 | | 1.00 1 | 1.00 | 27,500 | 1.00 1 | 1.00 R03 | 1.00 | | | 9,490 |

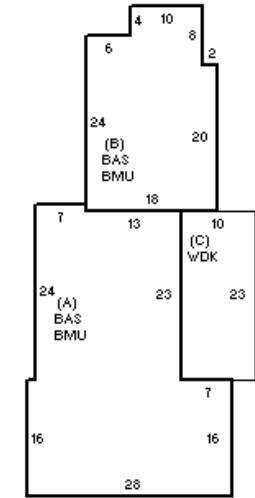
DETACHED

| TOTAL | 1.120 Acres | | | | ZONING | GR6 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|--|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NORTH TRURO | | | | NOTE | | | LAND | 288,600 | 250,900 | |
| Inf1 | NO ADJ | | | | | BUILDING | 436,400 | 373,300 | | | |
| Inf2 | NO ADJ | | | | | DETACHED | 3,700 | 2,000 | | | |
| | | | | | | OTHER | 0 | 0 | | | |
| | | | | | | | TOTAL | 728,700 | 626,200 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|-------------------|----|-------|-----------|-------|
| SHF | G | 1.18 G | 0.90 8*12 | | 96 | 19.44 | 1,700 |
| PTD | G | 1.18 G | 0.90 IRREG 12* 67 | | 804 | 2.71 | 2,000 |



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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/29/2023 | LG |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/29/2023 | REF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 5/25/2011 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1998 | SIZE ADJ | 1.030 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 552,397 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA | 1,379 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,379 | | 69.76 | 96,205 | | |
| \$NLA(RCN) | \$401 | OVERALL | 1.020 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | BAS | L | BAS AREA | 915 | 1998 | 316.00 | 289,138 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BAS AREA | 464 | 2007 | 316.00 | 146,623 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | C | WDK | N | ATT WOOD DECK | 230 | | 56.83 | 13,071 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | MST | O | MASONRY STACK | 1 | | 3,161.30 | 3,161 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2001 / 21 |
| | | | | | | | | | | | | | | | | COND | 21 21 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 21 % GD 79 |
| | | | | | | | | | | | | | | | | RCNLD | \$436,400 |