

Key: 1974

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.001

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| KAVANAUGH LISA A & MICHAEL RACHEL PO BOX 577 NO TRURO, MA 02652-0577 | | | | 43-99-0 | | | | 4 WHITMANVILLE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| KAVANAUGH LISA A & FRANCIS CHARLES F JR ESTA | | | | 12/28/2010 | QS | 266,000 | 25131-35+ | | | | |
| FRANCIS CHARLES F JR | | | | 10/31/2008 | 99 | | 22177-72+ | | | | |
| | | | | 07/11/2007 | 99 | | 22177-72 | | | | |

| 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 | % |
| 18-018X | 01/23/2018 | 4 | REHAB | 20,000 | 07/05/2018 | LG | 100 | 100 |
| FY2018 | | 35 | RES EXEMPT | | 10/01/2017 | | 0 | 0 |
| 15-091 | 04/29/2015 | 90 | BP NVC | 5,000 | | | 100 | 100 |
| 13-016 | 01/08/2013 | 3 | REPAIR/REMOD | 25,000 | 10/31/2013 | FC | 100 | 100 |
| 12-090 | 04/06/2012 | 10 | ALL OTHERS | 2,600 | 12/11/2012 | FC | 100 | 100 |

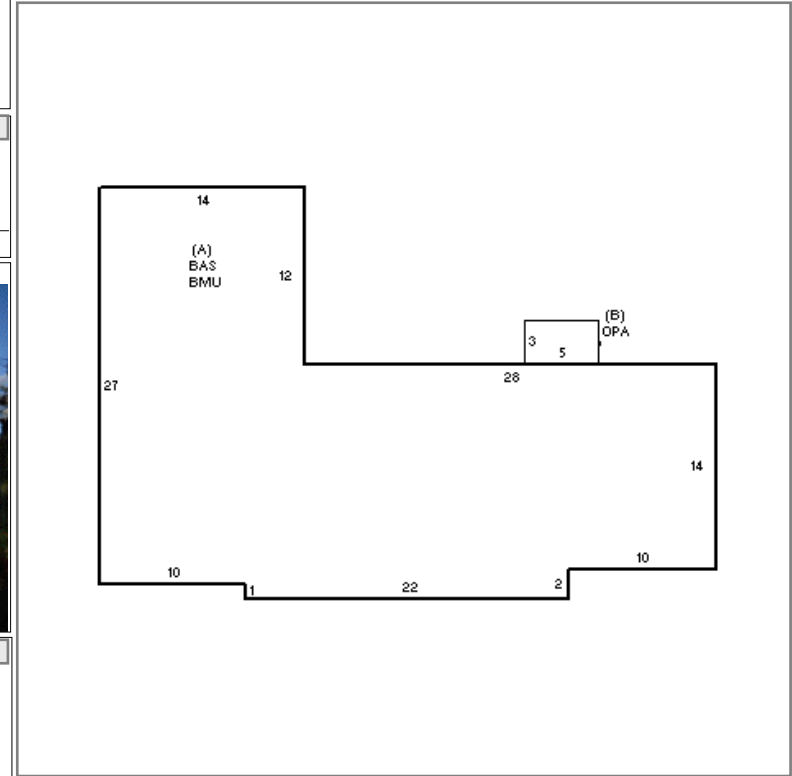
LAND

| 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 | R01 | 0.80 | | 223,260 |

| TOTAL | 33,767 SF | ZONING | RES | FRNT | 766 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|--|----------------|---------|----------|---------|----------|
| Nbhd | EAST TRURO | N O T E | FY20 ADDRESS CHANGE FROM 271 RT 6 to 4 WHITMANVILLE RD | | | LAND | 223,300 | 194,100 |
| Inf1 | NO ADJ | | BUILDING | 231,700 | 196,800 | | | |
| Inf2 | NO ADJ | | DETACHED | 54,200 | 51,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 509,200 | 442,500 | | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|--------|
| CAN | A | 1.00 | A 0.75 13*8 | | 104 | 7.20 | 600 |
| ST1 | G+ | 1.25 | G 0.90 23*21 | | 483 | 119.25 | 51,800 |
| SHF | A | 1.00 | D+ 0.30 14*21 | | 294 | 14.85 | 1,300 |
| PTD | A | 1.00 | G 0.90 23*11 | 2013 | 253 | 2.30 | 500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/29/2019 | REF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/29/2019 | REF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/10/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1953 | SIZE ADJ | 1.050 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 335,737 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 810 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 810 | | 77.22 | 62,548 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$414 | OVERALL | 1.020 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | BAS | L | BAS AREA | 810 | 1953 | 325.32 | 263,511 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 15 | | 150.37 | 2,256 | | | | |
| | | | | ROOF COVER | 1 | ASPALT SHINGLE | 1.00 | | MST | O | MASONRY STACK | 1 | | 3,222.60 | 3,223 | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1985 / 37 |
| | | | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$231,700 |