

Key: 1976

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.003

LEGAL

LAND

DETACHED

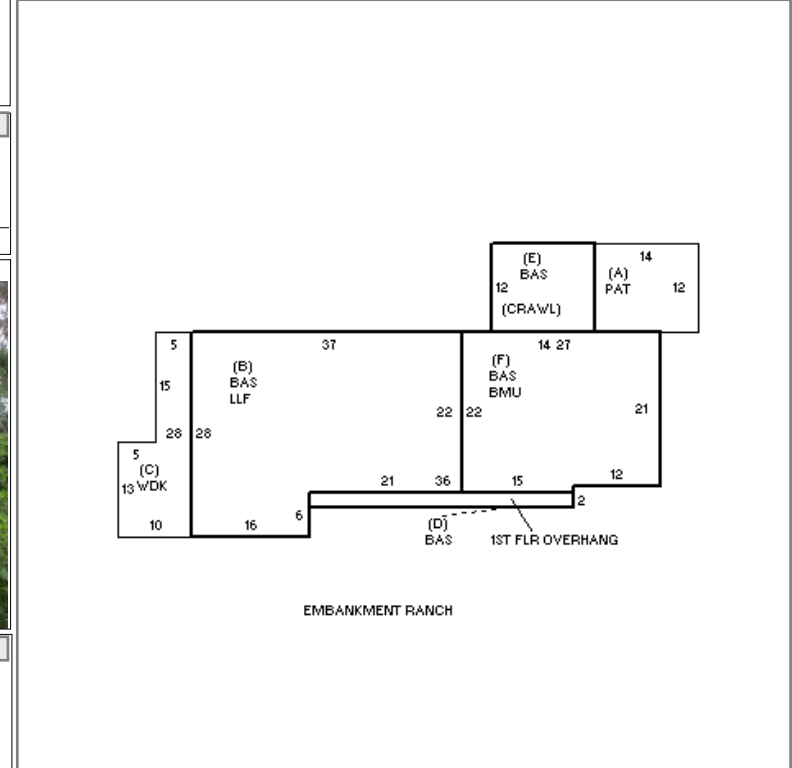
BUILDING

| CURRENT OWNER  |   |          |      | PARCEL ID  |      |            |              | LOCATION    |     |      |            |           |
|--|---|----------|------|------------|------|------------|--------------|-------------|-----|------|------------|-----------|
| BACON OH MY GOD TRUST<br>TRS MELL-TAYLOR DEBORAH ET AL<br>PO BOX 608<br>NO TRURO, MA 02652 |   |          |      | 43-102-0   |      |            |              | 7 SYLVAN LN |     |      |            |           |
| TRANSFER HISTORY   |   |          |      | DOS        | T    | SALE PRICE | BK-PG (Cert) |             |     |      |            |           |
| BACON OH MY GOD TRUST  |   |          |      | 02/16/2017 | F    | 100        | 30303-72     |             |     |      |            |           |
| TAYLOR GREGORY D &   |   |          |      | 01/28/2005 | QS   | 515,000    | 19483-185    |             |     |      |            |           |
| HECK JOHN A JR &   |   |          |      | 11/13/2000 | QS   | 335,000    | 13359-127+   |             |     |      |            |           |
| CD   | T | AC/SF/UN | Nbhd | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3        | Lpi | VC   | CREDIT AMT | ADJ VALUE |
| 100  | A | 0.659    | 12   | 1.00       | 1    | 1.00       | 1            | 1.00        | R03 | 1.00 |            | 265,450   |

| 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    | %   |
| 23-162  | 04/26/2023 | 80            | SOLAR TAXABL | 24,270 |            |    |        | 0   |
| 22-097X | 03/07/2022 | 90            | BP NVC       | 6,480  | 08/15/2023 | LG | 100    | 100 |
| FY2018  |            | 35            | RES EXEMPT   |        | 10/01/2017 |    |        | 0   |
| 03-034  | 03/14/2003 | 3             | REPAIR/REMOD | 2,200  | 09/21/2005 | WL | 100    | 100 |
| 91-026  | 04/17/1991 | 2             | ADDITION     | 35,000 | 08/10/1992 |    | 100    | 100 |

| TOTAL | 28,693 SF  | ZONING | RES      | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd  | EAST TRURO | NOTE   |          |         |         | LAND         | 265,500        | 230,800        |
| Inf1  | NO ADJ     |        | BUILDING | 458,500 | 395,800 |              |                |                |
| Inf2  | NO ADJ     |        | DETACHED | 0       | 0       |              |                |                |
|       |            |        | OTHER    | 0       | 0       |              |                |                |
|       |            |        |          |         |         | <b>TOTAL</b> | <b>724,000</b> | <b>626,600</b> |

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



BLDG COMMENTS  
8/12/2022 Owner confirmed interior data at door (C-19).

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/12/2022  | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/12/2022  | LG |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 11/29/2010 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

| YEAR BLT             | 1950  | SIZE ADJ   | 0.990 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 777,155 |
|----------------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA             | 2,642 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | A   | PAT | N               | PATIO           | 168   |           | 16.79     | 2,820   | CONDITION ELEM | CD      |
| \$NLA(RCN)           | \$294 | OVERALL    | 1.020 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B   | LLF | L               | LOWER LEVEL FIN | 910   | 1950      | 202.37    | 184,158 |                |         |
| CAPACITY             |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | C   | WDK | N               | ATT WOOD DECK   | 205   |           | 54.62     | 11,197  |                |         |
| STORIES(FAR)         | 1     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | +   | BAS | L               | BAS AREA        | 1,732 | 1950      | 296.21    | 513,032 |                |         |
| ROOMS                | 7     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | F   | BMU | N               | BSMT UNFINISHED | 582   |           | 82.49     | 48,009  |                |         |
| BEDROOMS             | 4     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | F11 | O   | FPL 1S 1OP      | 1               |       | 10,939.20 | 10,939    |         |                |         |
| BATHROOMS            | 3     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 | ODS | O   | OUT DOOR SHOWER | 1               |       | 0.00      |           |         |                |         |
| FIXTURES             | 10    | \$7,000    |       | FUEL SOURCE     | 1  | OIL             | 1.00 |     |     |                 |                 |       |           |           |         |                |         |
| UNITS                | 0     | 1.00       |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
| EFF.YR/AGE 1971 / 51 |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
| COND 41 41 %         |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
| FUNC 0               |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
| ECON 0               |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
| DEPR 41 % GD 59      |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
| RCNLD \$458,500      |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |