

Key: 2043

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.080

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| MCATEE MARY V & STILLER ELISE A<br>PO BOX 233<br>TRURO, MA 02666 |  |  |  | 43-171-0   |    |            |              | 15 MORRIS AVE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| MCATEE MARY V & STILLER EL                                       |  |  |  | 05/27/2020 | QS | 642,000    | 32937-89     |               |  |  |  |
| FOX WENDY A & VANDERLOOP   |  |  |  | 02/12/2018 | F  | 100        | 31078-218    |               |  |  |  |
| FOX WENDY A  |  |  |  | 01/26/2018 | F  | 140,000    | 31047-337    |               |  |  |  |

| 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    | %   |
| 23-249X | 06/26/2023 | 90            | BP NVC       | 10,377 |            |    |        | 0   |
| 96-128  | 09/01/1996 | 1             | SINGLE FAM R | 90,000 | 06/01/1997 |    | 100    | 100 |

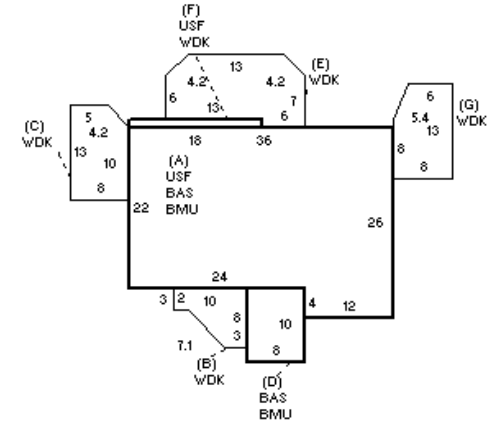
LAND

| 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    | 414,115  | 1.00 | 1    | 1.00 | V4 | 1.15       | 320,940   |
| 300 | A | 0.005    | 12   | 1.00 | 1    | 31,625   | 1.00 | 1    | 1.00 | V4 | 1.15       | 160       |

| TOTAL | 33,977 SF  | ZONING | RES      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd  | EAST TRURO | NOTE   |          |         |         | LAND     | 321,100 | 279,200  |
| Inf1  | NO ADJ     |        | BUILDING | 470,500 | 404,800 |          |         |          |
| Inf2  | NO ADJ     |        | DETACHED | 0       | 0       |          |         |          |
|       |            |        | OTHER    | 0       | 0       |          |         |          |
|       |            |        |          |         |         | TOTAL    | 791,600 | 684,000  |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 06/29/2020 |



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

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/29/2020  | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/30/2012  | FC |
| STYLE    | 5  | 1.05 | COLONIAL [100%]   | REVIEW  | 11/29/2010 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

| YEAR BLT     | 1996  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION     | ADJ  |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|
| NET AREA     | 1,778 | DETAIL ADJ | 1.000 | FOUNDATION      |    |                 | 1.00 |
| \$NLA(RCN)   | \$358 | OVERALL    | 1.070 | EXT. COVER      | 2  | CLAPBOARD       | 1.00 |
| CAPACITY     |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 |
| STORIES(FAR) | 2     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |
| ROOMS        | 6     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |
| BEDROOMS     | 3     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |
| BATHROOMS    | 2.5   | 1.00       |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |
| FIXTURES     | 8     | \$5,600    |       | FUEL SOURCE     | 1  | OIL             | 1.00 |
| UNITS        | 0     | 1.00       |       |                 |    |                 |      |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN         | 635,782 |
|---|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| + | BMU | N | BSMT UNFINISHED | 920   |      | 77.92     | 71,685  | CONDITION ELEM CD |         |
| + | BAS | L | BAS AREA        | 920   | 1996 | 328.27    | 302,008 |                   |         |
| + | USF | L | UP-STRY FIN     | 858   | 1996 | 253.16    | 217,211 |                   |         |
| + | WDK | N | ATT WOOD DECK   | 443   |      | 51.96     | 23,018  |                   |         |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 16,260.20 | 16,260  |                   |         |
|   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |                   |         |

| EFF.YR/AGE | 1996 / 26  |
|------------|------------|
| COND       | 26 26 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 26 % GD 74 |
| RCNLD      | \$470,500  |