

Key: 2049

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.086

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| CURRENT OWNER   |   |          |      |       |       |          |     |       |         | PARCEL ID  |            |           |    | LOCATION        |         |              |  |
|---|---|----------|------|-------|-------|----------|-----|-------|---------|------------|------------|-----------|----|-----------------|---------|--------------|--|
| WYNNE STEVEN M LIVING TRUST & GIBBONS JOSEPH N LIVING TRUST<br>210 WILLOWBROOK DR<br>WAYLAND, MA 01778-5124 |   |          |      |       |       |          |     |       |         | 43-177-0   |            |           |    | 8 SHORT LOTS LN |         |              |  |
| TRANSFER HISTORY  |   |          |      |       |       |          |     |       |         | DOS        |            | T         |    | SALE PRICE      |         | BK-PG (Cert) |  |
| WYNNE STEVEN M LIVING TRU   |   |          |      |       |       |          |     |       |         | 08/02/2011 |            | 99        |    | 25598-343       |         |              |  |
| WYNNE STEVEN M &  |   |          |      |       |       |          |     |       |         | 03/17/2003 |            | QS        |    | 640,000         |         | 16580-167    |  |
| NADEAU THOMAS   |   |          |      |       |       |          |     |       |         | 05/17/2002 |            | QS        |    | 230,000         |         | 15171-74     |  |
| CD  | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi     | VC         | CREDIT AMT | ADJ VALUE |    |                 |         |              |  |
| 100   | A | 0.775    | 12   | 1.00  | 1     | 1.00     | 1   | 1.00  | 414,115 | 1.00       | 1          | 1.00      | V4 | 1.15            | 320,940 |              |  |
| 300   | A | 0.215    | 12   | 1.00  | 1     | 1.00     | 1   | 1.00  | 31,625  | 1.00       | 1          | 1.00      | V4 | 1.15            | 6,800   |              |  |

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| 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    | %   |
| 16-263X | 11/07/2016 | 3             | REPAIR/REMOD | 15,000  | 06/02/2017 | LG | 100    | 100 |
| 13-321  | 12/11/2013 | 3             | REPAIR/REMOD | 75,000  | 09/17/2014 | FC | 100    | 100 |
| 09-044  | 03/31/2009 | 3             | REPAIR/REMOD | 10,000  | 05/21/2010 | JH | 100    | 100 |
| 02-116  | 06/11/2002 | 1             | SINGLE FAM R | 175,000 | 03/25/2003 | BT | 100    | 100 |
|         |            | 98            | ROAD IN      |         | 01/01/2002 |    | 100    | 100 |

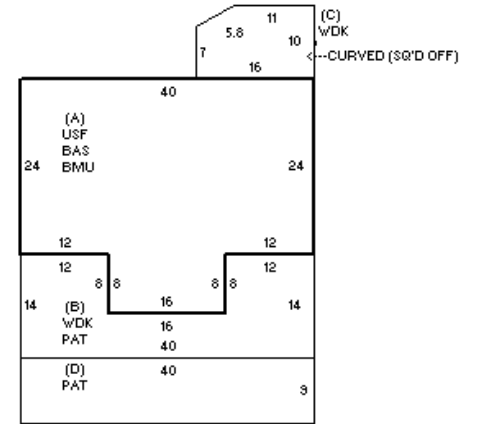
| TOTAL | 43,124 SF  | ZONING   | RES | FRNT | 0 | ASSESSED | CURRENT   | PREVIOUS |
|-------|------------|--|-----|------|---|----------|-----------|----------|
| Nbhd  | EAST TRURO | N<br>O<br>T<br>E<br><br>View easement for 43-179 (Deed #02-143) released by Deed #03-092 (=deleted -5% Infl FY07). |     |      |   | LAND     | 327,700   | 285,000  |
| Infl1 | NO ADJ     |  |     |      |   | BUILDING | 801,600   | 658,300  |
| Infl2 | NO ADJ     |  |     |      |   | DETACHED | 0         | 0        |
|       |            |  |     |      |   | OTHER    | 0         | 0        |
|       |            |  |     |      |   | TOTAL    | 1,129,300 | 943,300  |

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



| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/5/2021  | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       |         |            |    |
| STYLE    | 5  | 1.05 | COLONIAL [100%]   | LIST    | 6/2/2017   | LG |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  | REVIEW  | 11/29/2010 | MR |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

| BLDG COMMENTS |
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| YEAR BLT   | 2002  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,176 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | A   | BMU | N               | BSMT UNFINISHED | 1,088 |      | 84.90     | 92,376  |
| \$NLA(RCN) | \$405 | OVERALL    | 1.070 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A   | BAS | L               | BAS AREA        | 1,088 | 2002 | 373.77    | 406,664 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | A   | USF | L               | UP-STRY FIN     | 1,088 | 2002 | 285.28    | 310,384 |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | +   | PAT | N               | PATIO           | 792   |      | 16.15     | 12,791  |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | +   | WDK | N               | ATT WOOD DECK   | 585   |      | 55.47     | 32,447  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | F21 | O   | FPL 2S 1OP      | 1               |       |      | 18,514.10 | 18,514  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 | ODS | O   | OUT DOOR SHOWER | 1               |       |      | 0.00      |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL             | 1.00 |     |     |                 |                 |       |      |           |         |

| TOTAL RCN      | 880,876   |
|----------------|-----------|
| CONDITION ELEM | CD        |
|                |           |
| EFF.YR/AGE     | 2013 / 9  |
| COND           | 09 09%    |
| FUNC           | 0         |
| ECON           | 0         |
| DEPR           | 9 % GD 91 |
| RCNLD          | \$801,600 |