

Key: 2421

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.475

LEGAL

LAND

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION    |              |
|---|--|------------|----|-------------|--------------|
| MCLAUGHLIN GEORGE F III & HEBERT ALINE M<br>44 ANGELINA LN<br>MANSFIELD, MA 02048 |  | 46-200-0   |    | 11 SNOWS RD |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE  | BK-PG (Cert) |
| MCLAUGHLIN GEORGE F III & MCLAUGHLIN RICHARD C                                    |  | 11/12/2004 | QS | 570,000     | 19239-120    |
| MAYNARD KEITH   |  | 06/22/2000 | QS | 270,000     | 13087-320    |
|   |  | 04/14/1999 | QS | 253,000     | 12197-242    |

| 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 | %   |
| 97-169 | 11/01/1997 | 1             | SINGLE FAM R | 97,000 | 01/01/1999 |        | 100 | 100 |

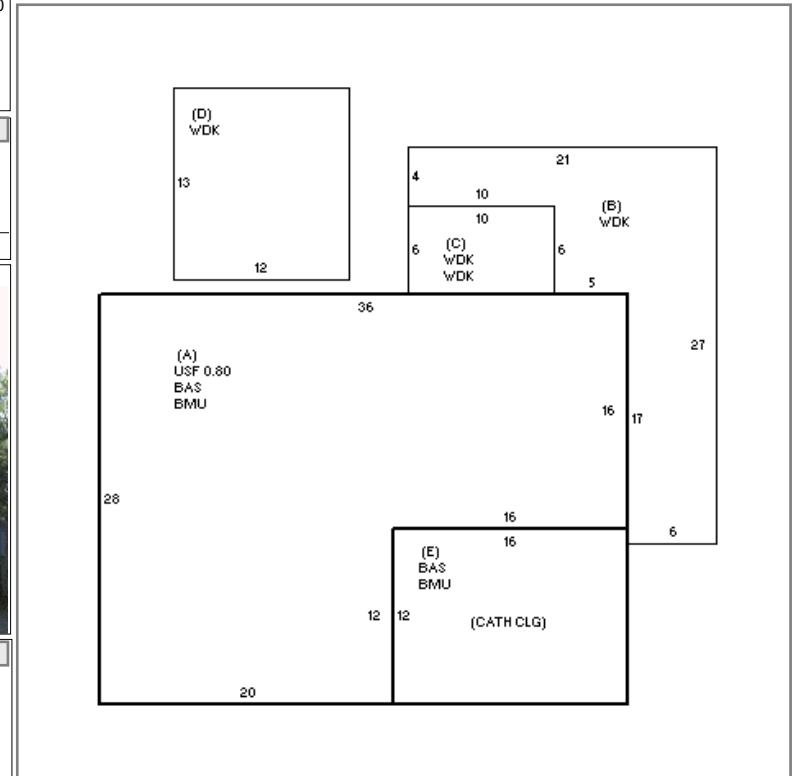
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |         |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | A | 0.775    | 12   | 1.00 | T11  | 0.90     | 1   | 1.00 | 324,090 | 1.00 | 1          | 1.00      | R03 | 1.00 | 251,170 |
| 300 | A | 0.105    | 12   | 1.00 | 1    | 1.00     | 1   | 1.00 | 27,500  | 1.00 | 1          | 1.00      | R03 | 1.00 | 2,890   |

| TOTAL | 38,333 SF  | ZONING | RES      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd  | EAST TRURO | NOTE   | LAND     | 254,100 | 220,900 |          |         |          |
| Inf1  | TOPOGRAPHY |        | BUILDING | 490,800 | 423,600 |          |         |          |
| Inf2  | NO ADJ     |        | DETACHED | 0       | 0       |          |         |          |
|       |            |        | OTHER    | 0       | 0       |          |         |          |
|       |            |        | TOTAL    | 744,900 | 644,500 |          |         |          |

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



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/27/2022  | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/14/2013  | FC |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 12/15/2010 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |



DETACHED

BUILDING

| YEAR BLT   | 1997  | SIZE ADJ   | 1.020 |
|------------|-------|------------|-------|
| NET AREA   | 1,661 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$394 | OVERALL    | 1.120 |

| CAPACITY     | UNITS | ADJ     |
|--------------|-------|---------|
| STORIES(FAR) | 1.8   | 1.00    |
| ROOMS        | 5     | 1.00    |
| BEDROOMS     | 3     | 1.00    |
| BATHROOMS    | 2     | 1.00    |
| FIXTURES     | 6     | \$4,200 |
| UNITS        | 0     | 1.00    |

| ELEMENT         | CD | DESCRIPTION     | ADJ  |
|-----------------|----|-----------------|------|
| FOUNDATION      | 4  | BSMT WALL       | 1.00 |
| EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 |
| ROOF SHAPE      | 1  | GABLE           | 1.00 |
| ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER     | 2  | SOFTWOOD        | 1.00 |
| INT. FINISH     | 2  | DRYWALL         | 1.00 |
| HEATING/COOLING | 2  | HOT WATER       | 1.02 |
| FUEL SOURCE     | 1  | OIL             | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,008 |      | 78.83     | 79,456  |
| A | BAS | L | BAS AREA        | 816   | 1997 | 347.01    | 283,161 |
| A | USF | L | UP-STRY FIN     | 653   | 1997 | 270.37    | 176,553 |
| + | WDK | N | ATT WOOD DECK   | 528   |      | 51.49     | 27,189  |
| E | BAS | L | BAS AREA        | 192   | 1997 | 347.01    | 66,626  |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 17,188.60 | 17,189  |
|   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |

| TOTAL RCN      | 654,374    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EFF.YR/AGE     | 1997 / 25  |
| COND           | 25 25%     |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 25 % GD 75 |
| RCNLD          | \$490,800  |