

Key: 2458

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.517

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  | PARCEL ID  |    |            | LOCATION         |  |  |
|---|--|--|------------|----|------------|------------------|--|--|
| MAGANE KEVIN M & MARTHA R<br>PO BOX 347<br>TRURO, MA 02666-0347 |  |  | 46-238-0   |    |            | 3 SNOWS FIELD RD |  |  |
| TRANSFER HISTORY  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert)     |  |  |
| MAGANE KEVIN M & MARTHA R                                       |  |  | 04/05/1993 | QS | 73,000     | 8510-335         |  |  |

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |         |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | A | 0.775    | 14   | 1.00 | 1    | 1.00     | 1   | 1.00 | 414,115 | 1.00 | 1          | 1.00      | R03 | 1.15 | 320,940 |
| 300 | A | 0.635    | 14   | 1.00 | 1    | 1.00     | 1   | 1.00 | 31,625  | 1.00 | 1          | 1.00      | R03 | 1.15 | 20,080  |

| TOTAL | 1.410 Acres  | ZONING  | RES | FRNT | 170 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|--------------|---|-----|------|-----|--------------|----------------|----------------|
| Nbhd  | TRURO CENTER | NOTE<br>Additional 232.96' frontage on Lesser Ln. |     |      |     | LAND         | 341,000        | 257,800        |
| Inf1  | NO ADJ       |   |     |      |     | BUILDING     | 473,100        | 407,100        |
| Inf2  | NO ADJ       |   |     |      |     | DETACHED     | 1,000          | 900            |
|       |              |   |     |      |     | OTHER        | 130,800        | 112,600        |
|       |              |   |     |      |     | <b>TOTAL</b> | <b>945,900</b> | <b>778,400</b> |

| TY  | QUAL | COND | DIM/NOTE    | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | A 0.75 8*10 | 2009 | 80    | 16.47     | 1,000 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/25/2015  | FC  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/25/2015  | REF |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 11/29/2010 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1993  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION     | ADJ  |
|------------|-------|------------|-------|-----------------|----|-----------------|------|
| NET AREA   | 1,764 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 |
| \$NLA(RCN) | \$378 | OVERALL    | 1.120 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 |

| CLASS  | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN | CARD    |
|--------|------------|---------------|--------------|--------|------------|----|---------|
| 1090   | 100        | MULTIPLE HSES |              |        |            | 1  | 1 of 2  |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY | 1st %   |
| 22-424 | 10/31/2022 | 80            | SOLAR TAXABL | 30,000 | 01/17/2023 | LG | 100 100 |
| FY2018 |            | 35            | RES EXEMPT   |        | 10/01/2017 |    | 0 0     |
| 09-157 | 09/21/2009 | 6             | SHED         | 2,300  | 05/27/2010 | JH | 100 100 |
|        |            | 30            | CHECK DATA   |        | 08/01/2002 | BT | 100 100 |
| 94-049 | 05/11/1994 | 7             | GARAGE       | 25,000 | 09/21/1995 |    | 100 100 |

|         |   |         |    |
|---------|---|---------|----|
| (A) WDK | 3 | (B) OPA | 16 |
| 8       |   | 8       |    |

|              |  |
|--------------|--|
| (C) USF 0.75 |  |
| BAS          |  |
| BMU          |  |
| 28           |  |
| 36           |  |

BLDG COMMENTS

| YEAR BLT   | 1993  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 666,309    |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,764 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | A | WDK | N | ATT WOOD DECK   | 72    |      | 88.38     | 6,363   | CONDITION ELEM | CD         |
| \$NLA(RCN) | \$378 | OVERALL    | 1.120 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | OPA | N | OPEN PORCH      | 128   |      | 88.23     | 11,294  |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | C | BMU | N | BSMT UNFINISHED | 1,008 |      | 78.05     | 78,677  |                |            |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | C | BAS | L | BAS AREA        | 1,008 | 1993 | 343.61    | 346,358 |                |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | C | USF | L | UP-STRY FIN     | 756   | 1993 | 267.72    | 202,398 |                |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | C | F21 | O | FPL 2S 1OP      | 1     |      | 17,020.00 | 17,020  |                |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |                |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1993 / 29  |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 29 29 %    |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 29 % GD 71 |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$473,100  |

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LEGAL

| CURRENT OWNER   |  | PARCEL ID | LOCATION         |            |              |  |
|---|--|-----------|------------------|------------|--------------|--|
| MAGANE KEVIN M & MARTHA R<br>PO BOX 347<br>TRURO, MA 02666-0347 |  | 46-238-0  | 3 SNOWS FIELD RD |            |              |  |
| TRANSFER HISTORY  |  | DOS       | T                | SALE PRICE | BK-PG (Cert) |  |
|   |  |           |                  |            |              |  |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |
|--------|--------|---------------|------|--------|-------|----|--------|
| 1090   | 100    | MULTIPLE HSES |      |        |       | 2  | 2 of 2 |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st %  |
|        |        |               |      |        |       |    |        |

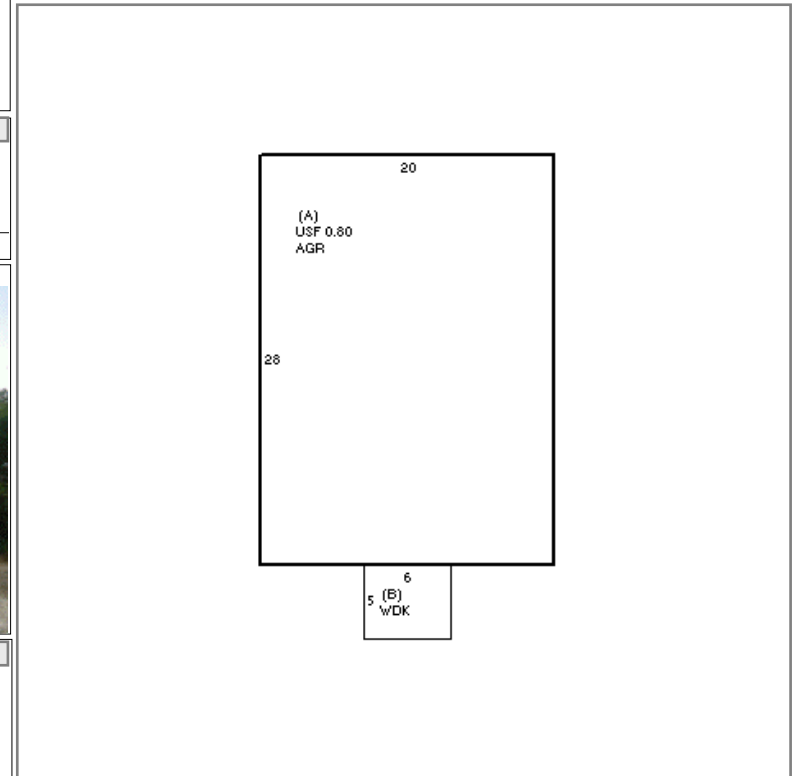
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |      |      |          |     |      |     |    |            |           |

| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 130,800 |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/25/2015  | FC |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/25/2015  | R  |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 11/29/2010 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

BLDG COMMENTS  
HAS KITCH PER 6/02 CYCLICAL. NO 2ND FLR WINDOWS ON FRONT OR LEFT OR RIGHT SIDES PER 8/25/15 MEAS.

| YEAR BLT     | 1994  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 181,675    |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 448   | DETAIL ADJ | 1.000   | FOUNDATION      | 5  | OTHER           | 1.00 | A | AGR | N | ATTACHED GARAGE | 560   |      | 101.22    | 56,684  | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$406 | OVERALL    | 1.120   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A | USF | L | UP-STRY FIN     | 448   | 1994 | 267.78    | 119,963 |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 | B | WDK | N | ATT WOOD DECK   | 30    |      | 97.59     | 2,928   |                |            |
| STORIES(FAR) |       | 1.8        | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 2  | SOFTWOOD        | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   |     |   |                 |       |      |           |         |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 1  | OIL             | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| UNITS        |       | 0          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1994 / 28  |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 28 28 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 28 % GD 72 |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$130,800  |