

Key: 2473

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.533

LEGALS

| CURRENT OWNER  |  | PARCEL ID  |    | LOCATION      |              |
|--|--|------------|----|---------------|--------------|
| COLLINGS HARRY & MOON DANIEL B<br>326 DARTMOUTH STREET<br>UNIT 5-7<br>BOSTON, MA 02116 |  | 46-256-0   |    | 5 GRANDPAS RD |              |
| TRANSFER HISTORY   |  | DOS        | T  | SALE PRICE    | BK-PG (Cert) |
| COLLINGS HARRY & MOON DAN  |  | 11/07/2016 | F  | 1             | 30069-302    |
| COLLINGS HARRY TR ETAL.(LE   |  | 04/26/2013 | A  |               | 27323-44     |
| COLLINGS HARRY R &   |  | 10/06/1997 | QS | 255,000       | 10991-044    |

| 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    | %   |
| 08-084 | 05/05/2008 | 9             | DECK     |         | 04/20/2009 | JH | 100    | 100 |
| 05-227 | 12/13/2005 | 2             | ADDITION | 100,000 | 05/15/2007 | JH | 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 14 | 1.00 | 1    | 1.00 | 1.00     | 630,175 | 1.00 | 1   | 1.00 | V6         | 1.75      |
| 300 | A | 0.325 14 | 1.00 | 1    | 1.00 | 1.00     | 48,125  | 1.00 | 1   | 1.00 | V6         | 1.75      |

DETACHED

| TOTAL | 1.100 Acres  | ZONING | RES      | FRNT      | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|-----------|---------|----------|---------|----------|
| Nbhd  | TRURO CENTER | NOTE   | LAND     | 504,000   | 438,200 | BUILDING | 637,400 | 522,500  |
| Inf1  | NO ADJ       |        | DETACHED | 0         | 200     | OTHER    | 0       | 0        |
| Inf2  | NO ADJ       |        | TOTAL    | 1,141,400 | 960,900 |          |         |          |

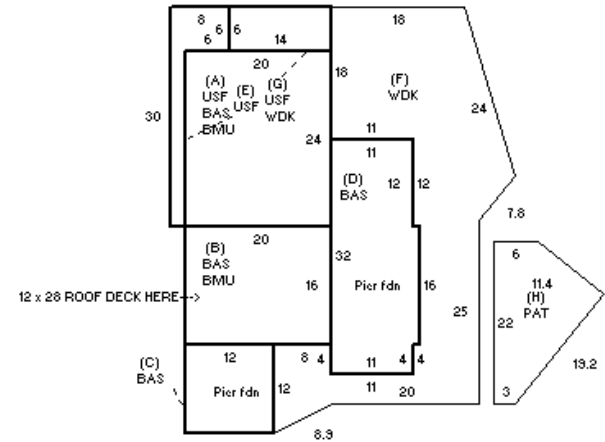
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

PHOTO 06/28/2023



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

ACCESS IS ROAD ALONGSIDE SNOV'S BALLFIELD



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/28/2023  | LG  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 4/24/2014  | EST |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 11/29/2010 | MR  |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

| YEAR BLT     | 1975  | SIZE ADJ   | 1.010   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA     | 1,972 | DETAIL ADJ | 1.000   | FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | BMU | N | BSMT UNFINISHED | 800   |      | 99.93     | 79,944  |
| \$NLA(RCN)   | \$462 | OVERALL    | 1.130   | EXT. COVER      | 14 | OTHER           | 1.00 | + | BAS | L | BAS AREA        | 1,312 | 1975 | 394.77    | 517,938 |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 4  | FLAT/SHED       | 1.00 | + | USF | L | UP-STRY FIN     | 576   | 2006 | 310.63    | 178,922 |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK   | 926   |      | 59.16     | 54,782  |
| ROOMS        |       | 0          | 1.00    | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | G | USF | L | UP-STRY FIN     | 84    | 1975 | 310.62    | 26,092  |
| BEDROOMS     |       | 3          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 | H | PAT | N | PATIO           | 209   |      | 20.67     | 4,321   |
| BATHROOMS    |       | 3          | 1.00    | HEATING/COOLING | 9  | WARM/COOL AIR   | 1.03 |   | WDK | N | ATT WOOD DECK   | 336   |      | 67.05     | 22,529  |
| FIXTURES     |       | 9          | \$6,300 | FUEL SOURCE     | 2  | GAS             | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 19,747.80 | 19,748  |
| UNITS        |       | 0          | 1.00    |                 |    |                 |      |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |

| TOTAL RCN      | 910,576    |
|----------------|------------|
| CONDITION ELEM | CD         |
|                |            |
| EFF.YR/AGE     | 1992 / 30  |
| COND           | 30 30 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 30 % GD 70 |
| RCNLD          | \$637,400  |