

Key: 2548

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.615

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| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|-----------------|--------------|
| COLLINS KATHLEEN REV TRUST TRS: COLLINS KATHLEEN PO BOX 1166 TRURO, MA 02666 | | 46-343-0 | | 22 TOMS HILL RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| COLLINS KATHLEEN REV TRUS | | 05/08/2013 | A | () | |
| COLLINS KATHLEEN | | 06/20/1997 | QS | 320,000 | 10812-025 |
| M R TRURO LTD PTNRSHIP TRU | | 06/19/1997 | F | | 10812-024 |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|---------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 16-187 | 09/01/2016 | 2 | ADDITION | 235,000 | 08/14/2018 | LG | 100 100 |
| 06-137 | 06/20/2006 | 1 | SINGLE FAM R | 150,000 | 05/23/2008 | JH | 100 100 |

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| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|--------|--------|------|-----------|--------|----------|------|----|------------|-----------|
| 100 | A | 0.775 13 | 1.00 1 | 1.00 1 | 1.00 | 1,080,300 | 1.00 1 | 1.00 V14 | 3.00 | | | 837,230 |
| 300 | A | 0.195 13 | 1.00 1 | 1.00 1 | 1.00 | 82,500 | 1.00 1 | 1.00 V14 | 3.00 | | | 16,090 |

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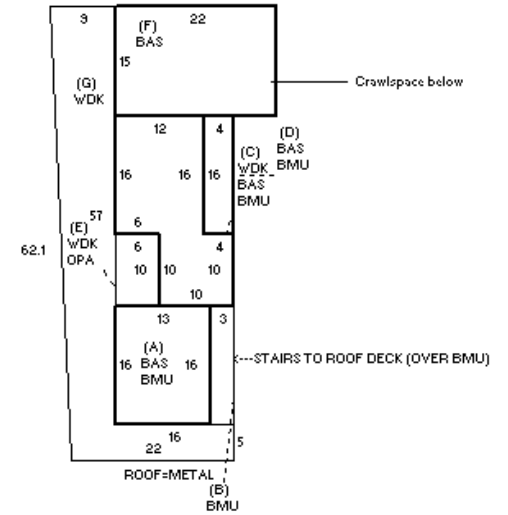
| TOTAL | 42,253 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|------------------|-----|------|---|--------------|------------------|------------------|
| Nbhd | CORN HILL | N O T E | | | | LAND | 853,300 | 741,900 |
| Inf1 | NO ADJ | | | | | BUILDING | 409,800 | 336,700 |
| Inf2 | NO ADJ | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 420,000 | 347,000 |
| | | | | | | TOTAL | 1,683,100 | 1,425,600 |

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

PHOTO 07/30/2018



BLDG COMMENTS



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| BUILDING | CD | ADJ | DESC | MEASURE | 5/2/2014 | FC |
|----------|----|------|---------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/25/2011 | FC |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 12/3/2010 | MR |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 487,873 |
|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 612 | | 101.13 | 61,891 | | |
| E | OPA | N | OPEN PORCH | 60 | | 134.69 | 8,081 | | |
| + | BAS | L | BAS AREA | 894 | 2006 | 403.46 | 360,697 | | |
| + | WDK | N | ATT WOOD DECK | 897 | | 59.87 | 53,704 | | |
| | ODS | O | OUT DOOR SHOWER | | | 0.00 | | | |

| CONDITION ELEM | CD |
|----------------|------------|
| EFF.YR/AGE | 2006 / 16 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$409,800 |

Key: 2548

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.616

LEGAL

| | | | | | | | | | | | |
|----------------------------|--|--|--|------------------|--|--|--|-----------------|---|------------|--------------|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| COLLINS KATHLEEN REV TRUST | | | | 46-343-0 | | | | 22 TOMS HILL RD | | | |
| TRS: COLLINS KATHLEEN | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| PO BOX 1166 | | | | | | | | | | | |
| TRURO, MA 02666 | | | | | | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|-------|----------|-----|-------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

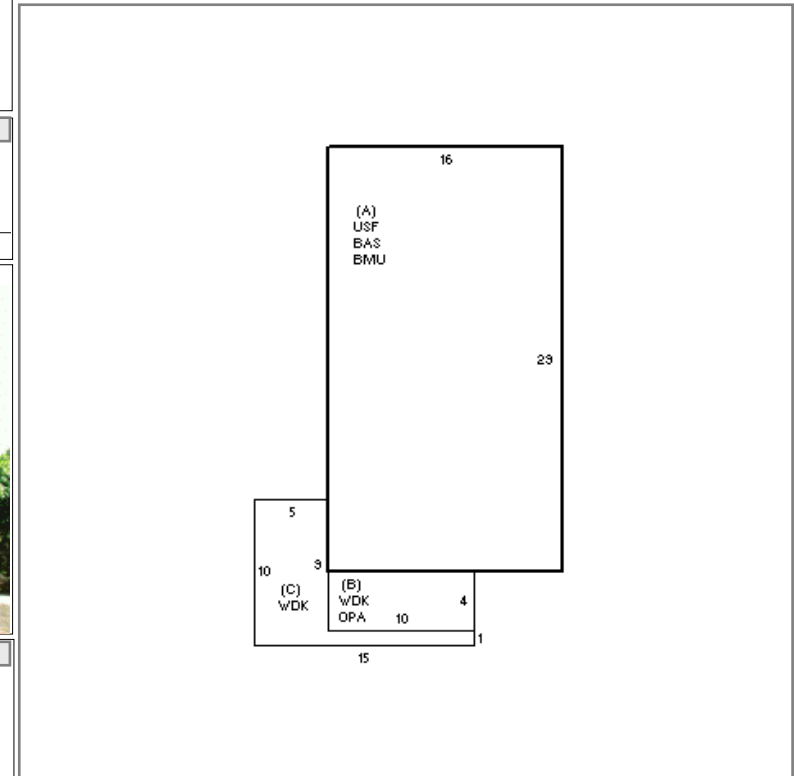
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 420,000 | |
| Infl1 | | | BUILDING | | |
| Infl2 | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

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



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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 7/30/2018 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/14/2018 | LG |
| STYLE | 0 | 1.00 | [100%] | REVIEW | | |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2016 | SIZE ADJ | 1.050 |
|--------------|-------|------------|-------|
| NET AREA | 928 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$482 | OVERALL | 1.040 |
| CAPACITY | | UNITS | ADJ |
| STORIES(FAR) | 0 | 1.00 | |
| ROOMS | 2 | 1.00 | |
| BEDROOMS | 1 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 4 | \$2,800 | |
| UNITS | 0 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|-------------|------|
| FOUNDATION | 3 | CONTIN WALL | 1.00 |
| EXT. COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 4 | FLAT/SHED | 1.00 |
| ROOF COVER | 7 | ROLL | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 8 | HEAT PUMP | 1.04 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 464 | | 120.43 | 55,878 |
| A | BAS | L | BAS AREA | 464 | 2016 | 447.80 | 207,778 |
| A | USF | L | UP-STRY FIN | 464 | 2016 | 352.46 | 163,540 |
| B | OPA | N | OPEN PORCH | 40 | | 166.73 | 6,669 |
| + | WDK | N | ATT WOOD DECK | 100 | | 101.90 | 10,190 |

| TOTAL RCN | 446,856 |
|----------------|-----------|
| CONDITION ELEM | CD |
| | |
| EFF.YR/AGE | 2016 / 6 |
| COND | 06 06% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 6 % GD 94 |
| RCNLD | \$420,000 |