

Key: 2579

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.645

LEGAL

| CURRENT OWNER               |  | PARCEL ID                |  | LOCATION         |              |
|-----------------------------|--|--------------------------|--|------------------|--------------|
| SCHERMERHORN DIANNE M RE TR |  | 47-3-0                   |  | 71 OLD KINGS HWY |              |
| TRS: SCHERMERHORN DIANNE M  |  | TRANSFER HISTORY         |  | DOS              | T            |
| PO BOX 242                  |  | SCHERMERHORN DIANNE M RE |  | 09/05/2012       | A            |
| TRURO, MA 02666             |  | FAIR DIANNE M            |  | 09/21/2000       | QS           |
|                             |  | FRANCIS LORRAINE S       |  | 04/14/2000       | F            |
|                             |  |                          |  | SALE PRICE       | BK-PG (Cert) |
|                             |  |                          |  | 26648-186        | 13253-301+   |
|                             |  |                          |  | 12948-242        |              |

| 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    | %   |
| 22-153X | 03/28/2022 | 90            | BP NVC     | 1,500   | 08/31/2022 | LG | 100    | 100 |
| 19-093  | 04/03/2019 | 2             | ADDITION   | 105,000 | 07/19/2019 | LG | 100    | 100 |
| FY2018  |            | 35            | RES EXEMPT |         | 10/01/2017 |    | 0      | 0   |
| 08-062  | 04/01/2008 | 40            | STUDIO     | 50,000  | 05/19/2009 | JH | 100    | 100 |
| 05-051  | 04/25/2005 | 7             | GARAGE     | 35,000  | 04/06/2006 | WL | 100    | 100 |

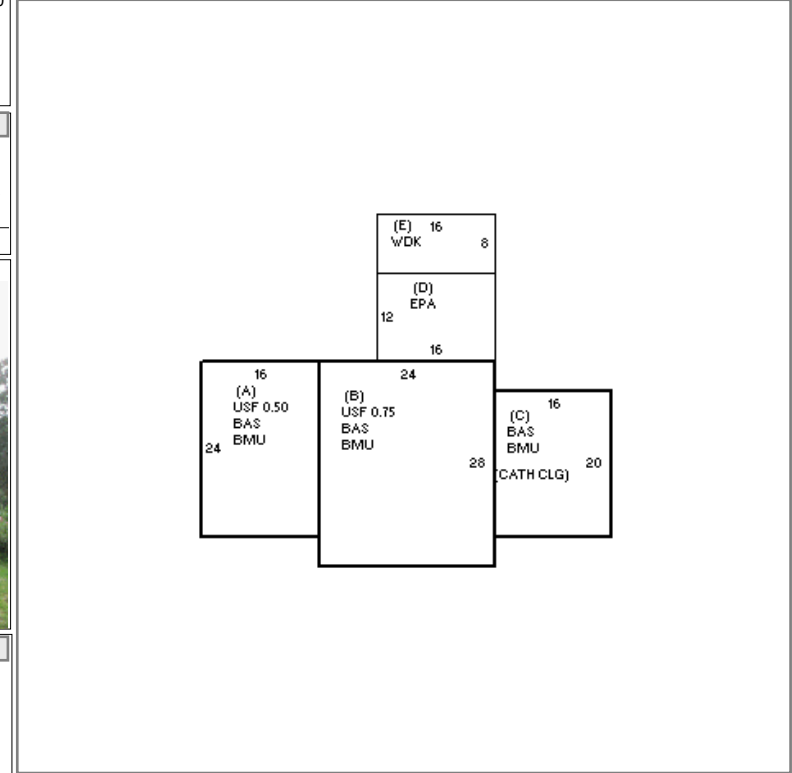
LAND

| 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  | R07 | 1.30 |            | 362,800   |
| 300 | A | 1.145    | 12   | 1.00  | 1     | 1.00     | 1   | 1.00  | R07 | 1.30 |            | 40,930    |

DETACHED

|       |             |        |     |       |           |           |         |          |
|-------|-------------|--------|-----|-------|-----------|-----------|---------|----------|
| TOTAL | 1.920 Acres | ZONING | RES | FRNT  | 0         | ASSESSED  | CURRENT | PREVIOUS |
| Nbhd  | EAST TRURO  | NOTE   |     |       | LAND      | 403,700   | 351,000 |          |
| Infl1 | NO ADJ      |        |     |       | BUILDING  | 769,300   | 632,100 |          |
| Infl2 | NO ADJ      |        |     |       | DETACHED  | 0         | 0       |          |
|       |             |        |     |       | OTHER     | 173,400   | 150,900 |          |
|       |             |        |     | TOTAL | 1,346,400 | 1,134,000 |         |          |

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE  | 8/31/2022  | LG |
|----------|----|------|-------------------|--|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST   | 8/31/2022  | LG |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW   | 12/15/2010 | MR |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  | BLDG COMMENTS  |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] | 8/31/2022 Owner confirmed interior data of both bldgs at door. |            |    |

G

| YEAR BLT   | 2004  | SIZE ADJ   | 1.000 | ELEMENT              | CD | DESCRIPTION     | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 938,139 |
|------------|-------|------------|-------|----------------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA   | 2,072 | DETAIL ADJ | 1.000 | FOUNDATION           | 4  | BSMT WALL       | 1.00 | +   | BMU | N               | BSMT UNFINISHED | 1,376 |           | 85.53     | 117,687 | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$453 | OVERALL    | 1.120 | EXT. COVER           | 1  | WOOD SHINGLES   | 1.00 | +   | BAS | L               | BAS AREA        | 1,056 | 2004      | 387.40    | 409,097 |                |         |
|            |       |            |       | ROOF SHAPE           | 1  | GABLE           | 1.00 | +   | USF | L               | UP-STRY FIN     | 696   | 2004      | 304.83    | 212,162 |                |         |
|            |       |            |       | ROOF COVER           | 1  | ASPHALT SHINGLE | 1.00 | C   | BAS | L               | BAS AREA        | 320   | 2004      | 387.40    | 123,969 |                |         |
|            |       |            |       | FLOOR COVER          | 2  | SOFTWOOD        | 1.00 | D   | EPA | N               | ENCL PORCH      | 192   |           | 169.71    | 32,585  |                |         |
|            |       |            |       | INT. FINISH          | 2  | DRYWALL         | 1.00 | E   | WDK | N               | ATT WOOD DECK   | 128   |           | 77.41     | 9,909   |                |         |
|            |       |            |       | HEATING/COOLING      | 2  | HOT WATER       | 1.02 | F22 | O   | FPL 2S 2OP      | 1               |       | 27,130.40 | 27,130    |         |                |         |
|            |       |            |       | FUEL SOURCE          | 1  | OIL             | 1.00 | GEN | O   | GENERATOR       | 1               |       | 0.00      |           |         |                |         |
|            |       |            |       |                      |    |                 |      | ODS | O   | OUT DOOR SHOWER | 1               |       | 0.00      |           |         |                |         |
|            |       |            |       | EFF.YR/AGE 2004 / 18 |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
|            |       |            |       | COND 18 18 %         |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
|            |       |            |       | FUNC 0               |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
|            |       |            |       | ECON 0               |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
|            |       |            |       | DEPR 18 % GD 82      |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |
|            |       |            |       | RCNLD \$769,300      |    |                 |      |     |     |                 |                 |       |           |           |         |                |         |

Key: 2579

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.646

LEG  
A  
L

| CURRENT OWNER               |  |  |  | PARCEL ID        |  |     |   | LOCATION         |              |  |  |
|-----------------------------|--|--|--|------------------|--|-----|---|------------------|--------------|--|--|
| SCHERMERHORN DIANNE M RE TR |  |  |  | 47-3-0           |  |     |   | 71 OLD KINGS HWY |              |  |  |
| TRS: SCHERMERHORN DIANNE M  |  |  |  | TRANSFER HISTORY |  | DOS | T | SALE PRICE       | BK-PG (Cert) |  |  |
| PO BOX 242                  |  |  |  |                  |  |     |   |                  |              |  |  |
| TRURO, MA 02666             |  |  |  |                  |  |     |   |                  |              |  |  |

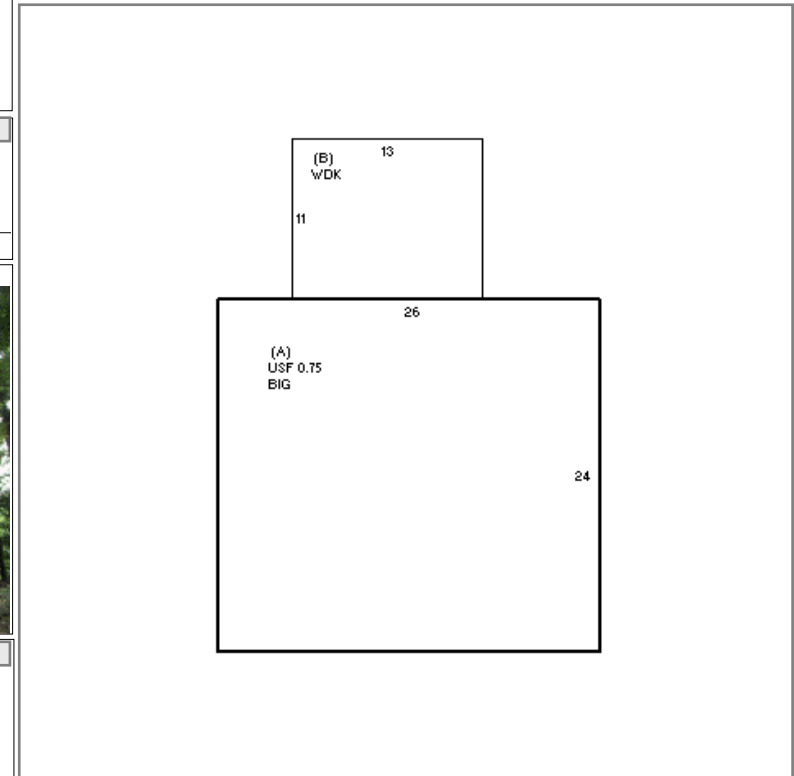
| CLASS  | CLASS% | DESCRIPTION   |      |        |      | BN ID | BN  | CARD   |  |
|--------|--------|---------------|------|--------|------|-------|-----|--------|--|
| 1010   | 100    | SINGLE FAMILY |      |        |      |       | 2   | 2 of 2 |  |
| PMT NO | PMT DT | TY            | DESC | AMOUNT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

L  
A  
N  
D

| 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     | 173,400 |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 08/31/2022 |



D  
E  
T  
A  
C  
H  
E  
D

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/31/2022 | LG | BLDG COMMENTS   |
|----------|----|------|-------------------|---------|-----------|----|---|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/31/2022 | LG | Per owner, USF is studio apartment w/living room, bedroom, full bath, fridge & kitchen sink (but no stove), with electric heat and laminate flooring. |
| STYLE    | 17 | 1.00 | GAR W/QTRS [100%] | REVIEW  |           |    |   |
| QUALITY  | G  | 1.35 | GOOD [100%]       |         |           |    |   |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |   |

B  
U  
I  
L  
D  
I  
N  
G

| YEAR BLT     | 2007  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 204,025    |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 468   | DETAIL ADJ | 1.000 | FOUNDATION      | 2  | SLAB            | 0.95 | A | BIG | N | BUILT-IN GARAGE | 624   |      | 87.88     | 54,834  | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$436 | OVERALL    | 0.900 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A | USF | L | UP-STRY FIN     | 468   | 2007 | 290.49    | 135,949 |                |            |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE           | 1.00 | B | WDK | N | ATT WOOD DECK   | 143   |      | 73.02     | 10,442  |                |            |
| STORIES(FAR) | 1     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |                |            |
| ROOMS        | 3     | 1.00       |       | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| BEDROOMS     | 1     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| BATHROOMS    | 1     | 1.00       |       | HEATING/COOLING | 5  | ELECTRIC        | 0.95 |   |     |   |                 |       |      |           |         |                |            |
| FIXTURES     | 4     | \$2,800    |       | FUEL SOURCE     | 3  | ELECTRIC        | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| UNITS        | 1     | 1.00       |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 2007 / 15  |
|              |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 15 15%     |
|              |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|              |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|              |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 15 % GD 85 |
|              |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$173,400  |