

Key: 2599

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.667

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| DONOVAN PATRICK (LIFE ESTATE) RMNDR: A K P REALTY TRUST 10 BURR ST BOSTON, MA 02130 | | | | 47-23-0 | | | | 3 CRANBERRY LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DONOVAN PATRICK (LIFE EST) | | | | 05/11/2001 | 99 | | (117084) | | | | |
| A K P REALTY TR | | | | 03/22/1989 | 99 | | (117084) | | | | |

| 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 | % |
| 04-109 | 07/02/2004 | 9 | DECK | 12,000 | 06/15/2005 | WL | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.620 | 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | R05 | 1.00 | | 260,500 |

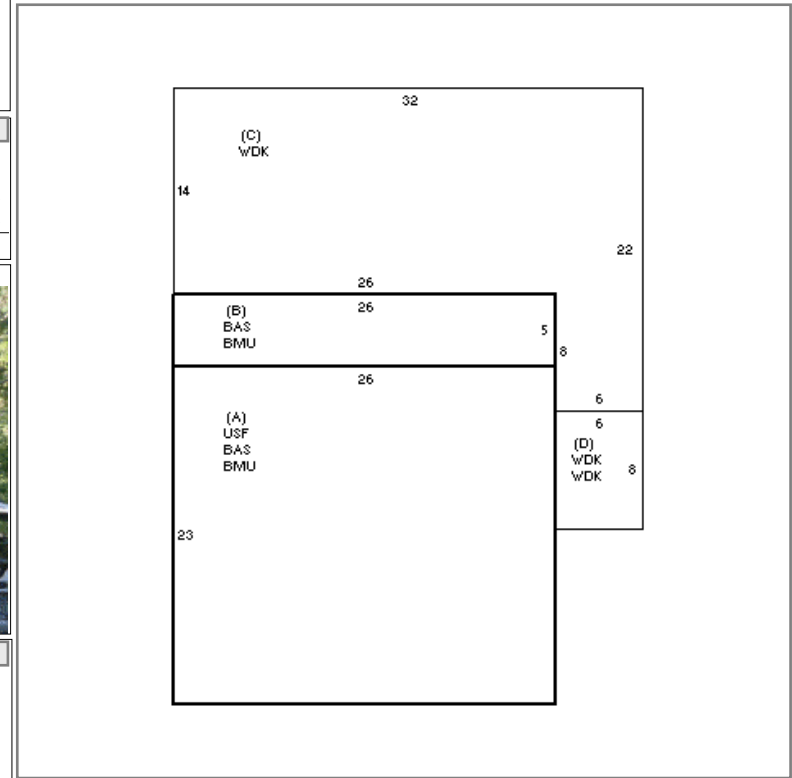
| | | | | | | | | |
|-------|------------|--------|-----|-------|----------|----------|---------|----------|
| TOTAL | 27,007 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | EAST TRURO | NOTE | | | LAND | 260,500 | 226,500 | |
| Inf1 | NO ADJ | | | | BUILDING | 360,500 | 306,000 | |
| Inf2 | NO ADJ | | | | DETACHED | 0 | 0 | |
| | | | | | OTHER | 0 | 0 | |
| | | | | TOTAL | 621,000 | 532,500 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 08/10/2015 |



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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/10/2015 | FC |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/10/2015 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/30/2016 | CF |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1985 | SIZE ADJ | 1.030 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|
| NET AREA | 1,326 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 |
| \$NLA(RCN) | \$394 | OVERALL | 1.120 | EXT. COVER | 2 | CLAPBOARD | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 |
| STORIES(FAR) | 1.75 | UNITS | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| ROOMS | 5 | ADJ | 1.00 | FLOOR COVER | 4 | TILE | 1.00 |
| BEDROOMS | 3 | | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 2 | | 1.00 | HEATING/COOLING | 3 | RADIANT | 1.02 |
| FIXTURES | 6 | | \$4,200 | FUEL SOURCE | 3 | ELECTRIC | 1.00 |
| UNITS | 1 | | 1.00 | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 728 | | 87.83 | 63,942 |
| + | BAS | L | BAS AREA | 728 | 1985 | 350.41 | 255,100 |
| A | USF | L | UP-STRY FIN | 598 | 1985 | 275.81 | 164,934 |
| + | WDK | N | ATT WOOD DECK | 592 | | 52.00 | 30,783 |
| | MST | O | MASONRY STACK | 1 | | 3,471.20 | 3,471 |
| | ODS | O | OUT DOOR SHOWER | | | 0.00 | |

| | |
|----------------|------------|
| TOTAL RCN | 522,430 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1985 / 37 |
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$360,500 |