

Key: 2611

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.682

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|---------------|-----|------|------------|-----------|
| UMANA BRIAN & YATES SARAH PO BOX 1726 WELLFLEET, MA 02667 | | | | 47-35-0 | | | | 9 BAYBERRY LN | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| UMANA BRIAN & YATES SARAH | | | | 11/09/2020 | QS | 679,000 | (224348) | | | | | |
| AE BERGMAN REVOCABLE TRUS | | | | 02/27/2019 | F | 1 | (218689) | | | | | |
| BERGMAN ALICE | | | | 11/06/2018 | QS | 508,000 | (217792) | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | A | 0.670 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | 1.00 | R05 | 1.00 | | 266,790 |

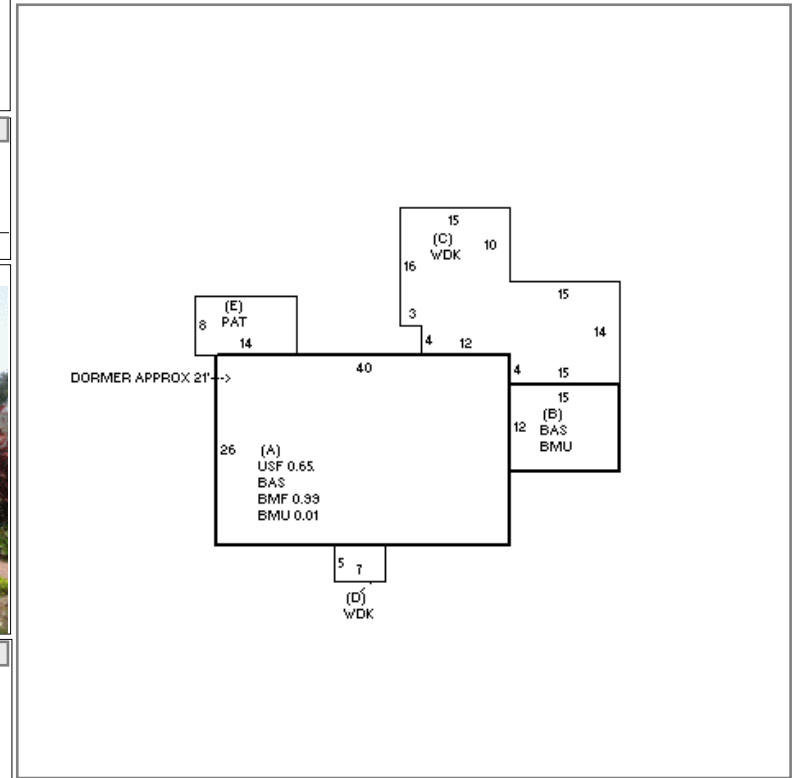
| TOTAL | 29,185 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|---|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | EAST TRURO | NOTE PTD TO LEFT OF SFR+DET WDK IN REAR. | | | | LAND | 266,800 | 232,000 |
| Inf1 | NO ADJ | | BUILDING | 611,000 | 525,600 | | | |
| Inf2 | NO ADJ | | DETACHED | 1,600 | 1,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 879,400 | 759,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| PTD | A | 1.00 | A 0.75 IRREG | | 267 | 2.30 | 500 |
| SHF | A | 1.00 | A 0.75 8X8 | | 64 | 16.47 | 800 |
| WDK | A | 1.00 | A 0.75 7*6 | | 42 | 11.00 | 300 |



BLDG COMMENTS
7/30/15 LIST OF 1ST FLR ONLY (BSMT & 2ND FLR OCCUPIED); BSMT GAR DOOR REPLACED BY EXT DOOR.

| 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 | % |
| MLS 21-020X | 01/12/2021 | 20 | NO PERMIT | | 03/17/2021 | MR | 100 | 100 |
| 19-119X | 04/29/2019 | 90 | BP NVC | 4,351 | 03/29/2021 | LG | 100 | 100 |
| 18-367 | 10/16/2018 | 4 | REHAB | 17,000 | 09/05/2019 | LG | 100 | 100 |
| | | 4 | REHAB | | 03/20/2019 | LG | 100 | 100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/30/2015 | FC |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/30/2015 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 12/15/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1977 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|--------------|-----------------|-------|-----------|-----------|---------|
| NET AREA | 1,896 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 190 | | 92.41 | 17,557 |
| \$NLA(RCN) | \$436 | OVERALL | 1.120 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH | 1,030 | | 136.51 | 140,606 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 1,220 | 1977 | 340.24 | 415,093 |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | A | USF | L | UP-STRY FIN | 676 | 1977 | 267.72 | 180,980 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | ATT WOOD DECK | 533 | | 50.99 | 27,177 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | PAT | N | PATIO | 112 | | 19.80 | 2,217 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | 1 | | 17,020.00 | 17,020 | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | KIT | O | XTRA KITCHEN | 1 | | 18,753.00 | 18,753 | |

| TOTAL RCN | 825,703 |
|----------------|------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1996 / 26 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$611,000 |