

Key: 2631

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.702

LEGAL

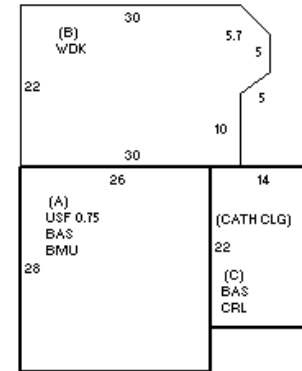
LAND

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|------------------------------|------|---------------------------|------|--------------|------------|
| CAPASSO JANET L FAMILY TRUST | | 47-55-0 | | 1 GROUSE RUN | |
| TRS: CAPASSO JANET L | | TRANSFER HISTORY | | DOS | T |
| PO BOX 143 | | CAPASSO JANET L FAMILY TR | | 12/04/2009 | 99 |
| TRURO, MA 02666-0143 | | CAPASSO JANET | | 06/03/2008 | QS |
| | | WOOD RICHARD B & BETH N | | 08/31/1998 | 99 |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 |
| 100 | A | 0.775 12 1.00 | 1 | 1.00 | 1 1.00 |
| 300 | A | 0.315 12 1.00 | 1 | 1.00 | 1 1.00 |
| ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT |
| 360,100 | 1.00 | 1 1.00 | R05 | 1.00 | 279,080 |
| 27,500 | 1.00 | 1 1.00 | R05 | 1.00 | 8,660 |

| 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 % |
| CYC | 05/22/2023 | 30 | CHECK DATA | | 07/21/2022 | LG | 100 100 |
| 18-426X | 11/29/2018 | 90 | BP NVC | 10,648 | 06/11/2019 | LG | 100 100 |
| FY2018 | | 35 | RES EXEMPT | | 11/03/2017 | | 0 0 |
| 16-018 | 02/03/2016 | 80 | SOLAR TAXABL | 9,000 | 12/19/2016 | LG | 100 100 |
| 13-257 | 10/11/2013 | 2 | ADDITION | 80,000 | 09/18/2014 | FC | 100 100 |

| TOTAL | 1.090 Acres | | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|------------------|---|---------|---------|----------|---------|----------|
| Nbhd | EAST TRURO | | N O T E | FY08 INCR ACREAGE (2006 CONSOLIDATION PLAN ADDS 47-56). | | | LAND | 287,700 | 250,200 |
| Inf1 | NO ADJ | | | LAND | 433,300 | 364,300 | | | |
| Inf2 | NO ADJ | | | OTHER | 0 | 0 | | | |
| | | | | | | | TOTAL | 721,000 | 614,500 |

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



| BLDG COMMENTS | | |
|---------------|------------|----|
| MEASURE | 7/21/2022 | LG |
| LIST | 7/21/2022 | LG |
| REVIEW | 12/15/2010 | MR |

| BUILDING | CD | ADJ | DESC | MEASURE | 7/21/2022 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | | | |
| STYLE | 5 | 1.05 | COLONIAL [100%] | LIST | 7/21/2022 | LG |
| QUALITY | A | 1.00 | AVERAGE [100%] | REVIEW | 12/15/2010 | MR |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS | BLDG COMMENTS | | | | | | | | | |
|---------------|---|--|--|--|--|--|--|--|--|--|
| | GFP=GAS-BURNING STOVE IN SEC C. Minisplit system. 7/21/2022 Owner confirmed interior data at door (C-19). | | | | | | | | | |

| YEAR BLT | 1977 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 619,021 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 1,582 | DETAIL ADJ | 1.005 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 728 | | 82.32 | 59,929 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$391 | OVERALL | 1.060 | EXT. COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BAS AREA | 728 | 1977 | 328.42 | 239,090 | | |
| | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | A | USF | L | UP-STRY FIN | 546 | 1977 | 258.50 | 141,140 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | B | WDK | N | ATT WOOD DECK | 694 | | 48.74 | 33,822 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | C | CRL | N | CRAWL SPACE | 308 | | 44.34 | 13,658 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | BAS | L | BAS AREA | 308 | 2013 | 328.42 | 101,154 | | |
| | | | | HEATING/COOLING | 14 | FHA/DCTLS AC | 1.01 | F21 | O | FPL 2S 1OP | 1 | | | 16,267.70 | 16,268 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | GFP | O | GAS FIREPLACE | 1 | | | 9,761.10 | 9,761 | | |
| | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | | 0.00 | | | |

DETACHED

BUILDING

LAND

| EFF.YR/AGE | 1990 / 32 | |
|------------|-----------|---------|
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | \$433,300 | |