

Key: 2862

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.956

LEGAL

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| BERNAT JACQUELINE 31 SHEFFIELD RD NEWTON, MA 02460 | | | | | | | | | | 50-79-0 | | | | 5 SLADE HILL RD | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BERNAT JACQUELINE | | | | | | | | | | 04/14/2017 | QS | 1,075,000 | 30422-17 | | | | |
| ALLNER PETER | | | | | | | | | | 10/08/2014 | A | | 28435-162 | | | | |
| ALLNER JANE 2004 GRANTOR | | | | | | | | | | 09/13/2004 | 99 | | 19026-68 | | | | |

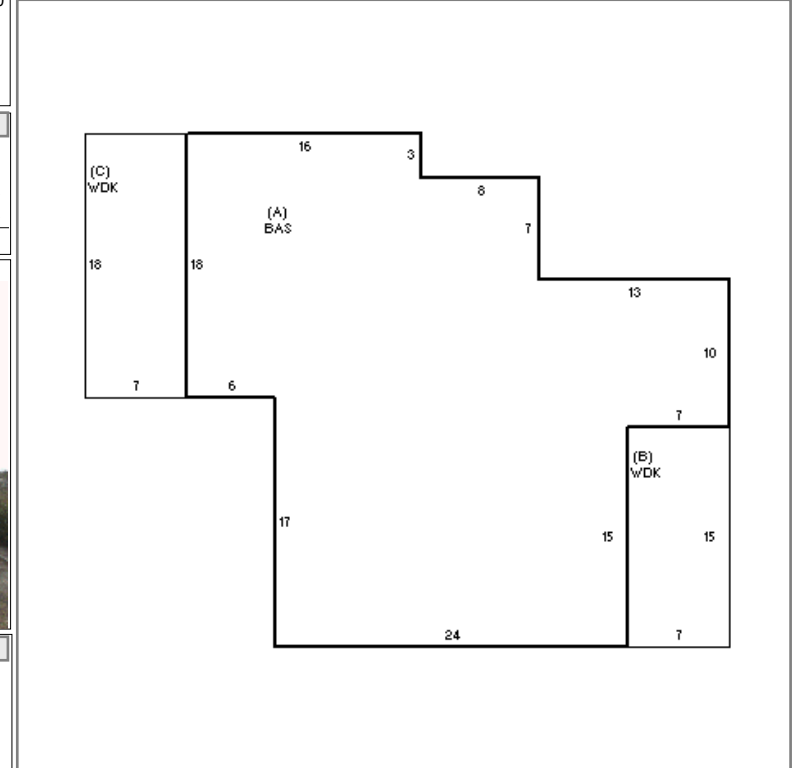
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|------------|---------------|--------------|--------|------------|----|---------|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 17-189 | 07/05/2017 | 3 | REPAIR/REMOD | 35,000 | 01/10/2020 | LG | 100 100 |
| 14-189 | 09/09/2014 | 90 | BP NVC | 10,000 | 10/07/2015 | FC | 100 100 |
| 11-210 | 10/17/2011 | 90 | BP NVC | 4,000 | 05/02/2012 | FC | 100 100 |
| 11-200 | 10/06/2011 | 90 | BP NVC | 1,000 | 05/02/2012 | FC | 100 100 |

LAND


| 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 | 1,548,430 | 1.00 1 | 1.00 RF4 | 4.30 | | | 1,200,030 |
| 300 | A | 0.177 13 | 1.00 1 | 1.00 1 | 1.00 1 | 118,250 | 1.00 1 | 1.00 RF4 | 4.30 | | | 20,930 |

DETACHED

| TOTAL | 41,476 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--------|----------|---------|---------|--------------|------------------|------------------|
| Nbhd | CORN HILL | NOTE | | | | LAND | 1,221,000 | 1,061,600 |
| Inf1 | NO ADJ | | BUILDING | 237,100 | 204,100 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,458,100 | 1,265,700 |



BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 01/10/2020 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | 01/10/2020 |

BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 10/7/2015 | FC |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/7/2015 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/16/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1974 | SIZE ADJ | 1.050 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 304.021 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 934 | DETAIL ADJ | 1.000 | FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BAS AREA | 934 | 1974 | 296.62 | 277,041 | | |
| \$NLA(RCN) | \$326 | OVERALL | 0.930 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | WDK | N | ATT WOOD DECK | 231 | | 52.82 | 12,201 | | |
| | | | | ROOF SHAPE | 4 | FLAT/SHED | 1.00 | | F11 | O | FPL 1S 10P | 1 | | 10,578.40 | 10,578 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | | | | | | | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | |
| | | | | HEATING/COOLING | 13 | NO HEAT | 0.93 | | | | | | | | | | |
| | | | | FUEL SOURCE | 8 | NONE | 1.00 | | | | | | | | | | |

| CONDITION ELEM | CD |
|----------------|------------|
| EFF.YR/AGE | 2000 / 22 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$237,100 |