

Key: 2952

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.064

LEGAL

LAND

DETACHED

BUILDING

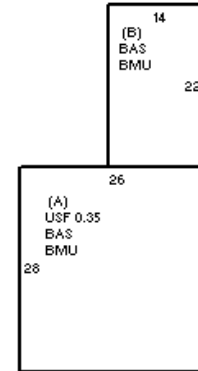
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|---------------|--|--|--|
| WINKLER MICHAEL F & KATHERINE PO BOX 1110 TRURO, MA 02666 | | | | 50-173-0 | | | | 6 HOLSBERY RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| WINKLER MICHAEL F & KATHE | | | | 07/16/2020 | H | 435,000 | | (101839+) | | | |
| FURLAUD ALICE ELLEN | | | | 05/10/1985 | 99 | | | (101839+) | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|-----------|---------|------------|-----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 23-029 | 01/18/2023 | 4 | REHAB | 250,000 | 02/16/2023 | JN | 100 | 100 |
| 22-070X | 02/23/2022 | 90 | BP NVC | 2,383 | | | 0 | 0 |
| NP | | 20 | NO PERMIT | | 02/16/2022 | JN | 100 | 100 |
| 21-190 | 05/25/2021 | 4 | REHAB | 200,000 | 10/14/2021 | LG | 80 | 80 |
| 05-033 | 04/04/2005 | 90 | BP NVC | 9,000 | 05/04/2007 | RJM | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.775 | 15 | 1.00 | 1 | 1.00 | 1 | 1.00 | R07 | 1.45 | | 404,660 |
| 300 | A | 6.042 | 15 | 1.00 | 1 | 1.00 | 1 | 1.00 | R07 | 1.45 | | 219,270 |
| 400 | F | 450 | 15 | 1.00 | 1 | 1.00 | 1 | 1.00 | R07 | 1.45 | | 169,650 |

| | | | | | | | | |
|-------|-------------|---|-----|------|----------|----------|-----------|----------|
| TOTAL | 6.817 Acres | ZONING | RES | FRNT | 628 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | SOUTH TRURO | NOTE 7/16/2020 Land SF changes per Deed 33076-211. | | | LAND | 793,600 | 692,500 | |
| Inf1 | NO ADJ | | | | BUILDING | 0 | 0 | |
| Inf2 | NO ADJ | | | | DETACHED | 500 | 6,900 | |
| | | | | | | OTHER | 266,900 | 106,000 |
| | | | | | | TOTAL | 1,061,000 | 805,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | - | 0.90 | F 0.60 6X10 | | 60 | 14.82 | 500 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/10/2016 | FC |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/5/2013 | BE |
| STYLE | 15 | 1.10 | ANTIQUE [100%] | REVIEW | 12/13/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1850 | SIZE ADJ | 1.030 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,291 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | CONTIN WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,036 | | 78.89 | 81,728 |
| \$NLA(RCN) | \$398 | OVERALL | 1.110 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 1,036 | 1850 | 347.28 | 359,786 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 255 | 1850 | 274.73 | 70,056 |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | | F13 | O | FPL 1S 3OP | | | 0.00 | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| | |
|----------------|--------------|
| TOTAL RCN | 513.670 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1970 / 52 |
| COND | 42 42 % |
| FUNC | 60 CONDITION |
| ECON | 0 |
| DEPR | 100 % GD 0 |
| RCNLD | \$0 |

Key: 2952

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.065

LEGAL

| | | | | | |
|-------------------------------|--|------------------|--|---------------|--------------|
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
| WINKLER MICHAEL F & KATHERINE | | 50-173-0 | | 6 HOLSBERY RD | |
| PO BOX 1110 | | TRANSFER HISTORY | | DOS | T |
| TRURO, MA 02666 | | | | SALE PRICE | BK-PG (Cert) |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010 | 100 | SINGLE FAMILY | | | | 2 | 2 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |

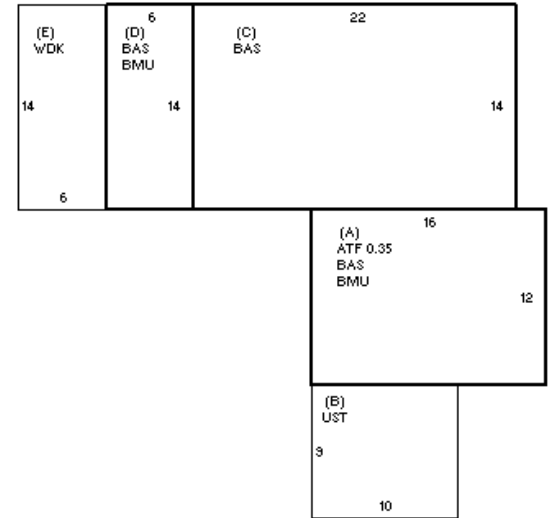
LAND

| 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 | 169,100 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/10/2016 | FC |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/10/2016 | EST |
| STYLE | 14 | 0.90 | DET BLDG [100%] | REVIEW | 12/13/2010 | MR |
| QUALITY | A | 0.95 | AVERAGE [86%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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

G

| YEAR BLT | 1940 | SIZE ADJ | 1.060 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 216,767 | | |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 584 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 276 | | 74.03 | 20,433 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$371 | OVERALL | 0.900 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | ATF | N | FINISHED ATTIC | 67 | | 142.38 | 9,540 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | UST | N | UTILITY STORAGE | 90 | | 98.24 | 8,842 | | | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BAS | L | BAS AREA | 500 | 1940 | 275.29 | 137,647 | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | D | BAS | L | BAS AREA | 84 | 1940 | 275.30 | 23,125 | | | | |
| | | | | INT. FINISH | 3 | WOOD PANEL | 1.00 | E | WDK | N | ATT WOOD DECK | 84 | | 62.64 | 5,262 | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | F11 | O | | FPL 1S 1OP | 1 | | 9,817.90 | 9,818 | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | EFF.YR/AGE | 2000 / 22 |
| STORIES(FAR) | | 1 | 1.00 | | | | | | | | | | | | | | | COND | 22 22 % |
| ROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | FUNC | 0 |
| BEDROOMS | | 1 | 1.00 | | | | | | | | | | | | | | | ECON | 0 |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| FIXTURES | | 3 | \$2,100 | | | | | | | | | | | | | | | RCNLD | \$169,100 |
| UNITS | | 0 | 1.00 | | | | | | | | | | | | | | | | |

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9/27/2023 7:11 pm SEQ #: 3.066

LEGAL

LAND

DETACHED

BUILDING

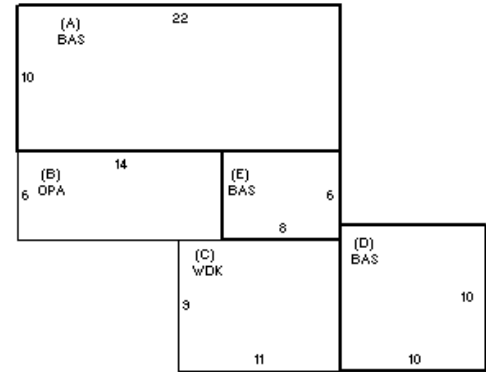
| | | | | | | | | | | | |
|-------------------------------|--|--|--|------------------|--|-----|---|---------------|--------------|--|--|
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
| WINKLER MICHAEL F & KATHERINE | | | | 50-173-0 | | | | 6 HOLSBERY RD | | | |
| PO BOX 1110 | | | | TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| TRURO, MA 02666 | | | | | | | | | | | |

| | | | | | | | | | |
|--------|--------|---------------|------|--------|------|-------|-----|--------|--|
| CLASS | CLASS% | DESCRIPTION | | | | BN ID | BN | CARD | |
| 1010 | 100 | SINGLE FAMILY | | | | | 3 | 3 of 3 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % | |
| | | | | | | | | | |

| | | | | | | | | | | | | |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
| 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 | 97,800 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

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



| |
|---|
| BLDG COMMENTS |
| B3 estimated pending access & post improvements 2022. |

| | | | | | | |
|----------|----|------|-------------------|---------|-----------|-----|
| BUILDING | CD | ADJ | DESC | MEASURE | 2/16/2023 | EST |
| MODEL | 1 | | RESIDENTIAL | LIST | 2/16/2023 | EST |
| STYLE | 14 | 0.90 | DET BLDG [100%] | REVIEW | 2/16/2023 | EST |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| | | | | | | | | | | | | | | | |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|------------|---------------|-------|------|-----------|--------|
| YEAR BLT | 1940 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
| NET AREA | 368 | DETAIL ADJ | 1.000 | FOUNDATION | 5 | OTHER | 1.00 | A | BAS | L | BAS AREA | 220 | 1940 | 273.38 | 60,143 |
| \$NLA(RCN) | \$341 | OVERALL | 0.900 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 84 | | 80.73 | 6,782 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | ATT WOOD DECK | 99 | | 62.20 | 6,158 |
| STORIES(FAR) | 1 | | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BAS | L | BAS AREA | 148 | 2022 | 273.38 | 40,460 |
| ROOMS | 3 | | 1.00 | FLOOR COVER | 99 | N/A | 1.00 | F11 | O | FPL 1S 10P | 1 | | | 9,749.70 | 9,750 |
| BEDROOMS | 1 | | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| BATHROOMS | 1 | | 1.00 | HEATING/COOLING | 12 | OTHER | 1.00 | | | | | | | | |
| FIXTURES | 3 | \$2,100 | | FUEL SOURCE | 7 | OTHER | 1.00 | | | | | | | | |
| UNITS | 1 | | 1.00 | | | | | | | | | | | | |

| | |
|----------------|------------|
| TOTAL RCN | 125,393 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2000 / 22 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$97,800 |