

Key: 3068

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.186

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| HOGAN J KEVIN & JUDITH E PO BOX 390 TRURO, MA 02666 | | | | 51-21-0 | | | | 5 OSPREY WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HOGAN J KEVIN & JUDITH E | | | | 03/22/1985 | 99 | | 4460-275 | | | | |

| 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 | % |
| 94-142 | 11/02/1994 | 7 | GARAGE | 12,000 | 09/06/1995 | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|----|------|--|---------|
| 100 | A | 0.760 | 12 | 1.00 | RT6 | 0.90 | 1 | 1.00 | 340,295 | 1.01 | 1 | 1.00 | V1 | 1.05 | | 262,140 |

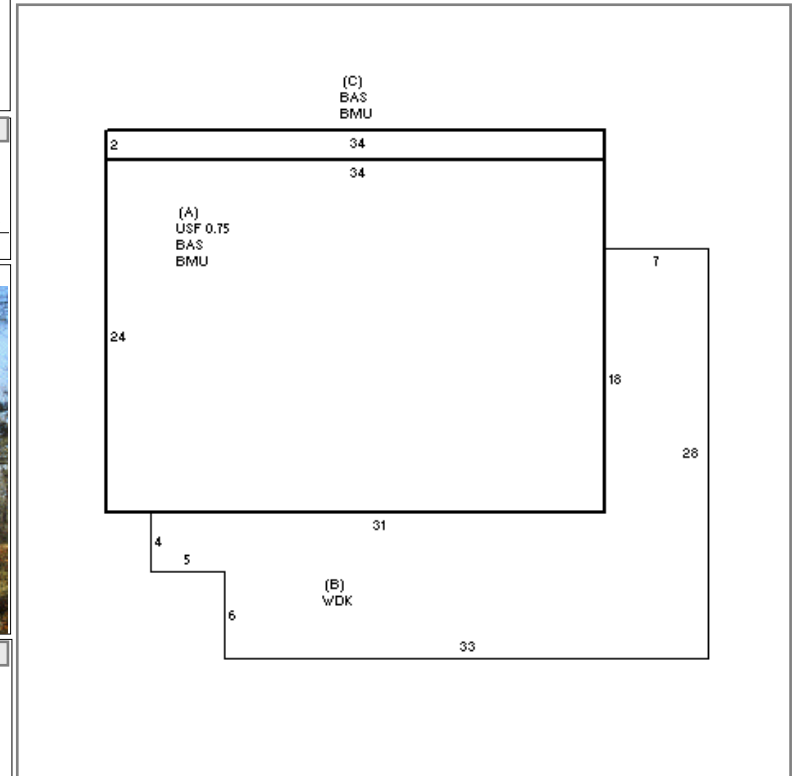
| TOTAL | 33,106 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-------------------------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | EAST TRURO | NOTE FY11 VW DECR PER FIELD REV. | LAND | 262,100 | 227,900 | | | |
| Inf1 | ABUTS RTE 6 | | BUILDING | 402,800 | 341,700 | | | |
| Inf2 | NO ADJ | | DETACHED | 18,700 | 17,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 683,600 | 587,400 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|--------|
| GUL | A | 1.00 | A 0.75 22*24 | 1994 | 528 | 47.10 | 18,700 |



BLDG COMMENTS
SF adjustments per FY2020 meas.



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/16/2019 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/28/2019 | R |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 12/16/2010 | MR |
| 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 | 1,496 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 |
| \$NLA(RCN) | \$390 | OVERALL | 1.120 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES(FAR) | 1.5 | 1.00 | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| ROOMS | 0 | 1.00 | | FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 |
| BATHROOMS | 1.5 | 1.00 | | HEATING/COOLING | 3 | RADIANT | 1.02 |
| FIXTURES | 5 | \$3,500 | | FUEL SOURCE | 3 | ELECTRIC | 1.00 |
| UNITS | 0 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 884 | | 83.17 | 73,526 |
| + | BAS | L | BAS AREA | 884 | 1985 | 350.41 | 309,765 |
| A | USF | L | UP-STRY FIN | 612 | 1985 | 273.02 | 167,090 |
| B | WDK | N | ATT WOOD DECK | 476 | | 55.46 | 26,401 |
| | MST | O | MASONRY STACK | 1 | | 3,471.20 | 3,471 |

| TOTAL RCN | 583,753 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EFF.YR/AGE | 1985 / 37 | |
| COND | 31 | 31 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 31 | % GD 69 |
| RCNLD | \$402,800 | |