

Key: 3215

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.332

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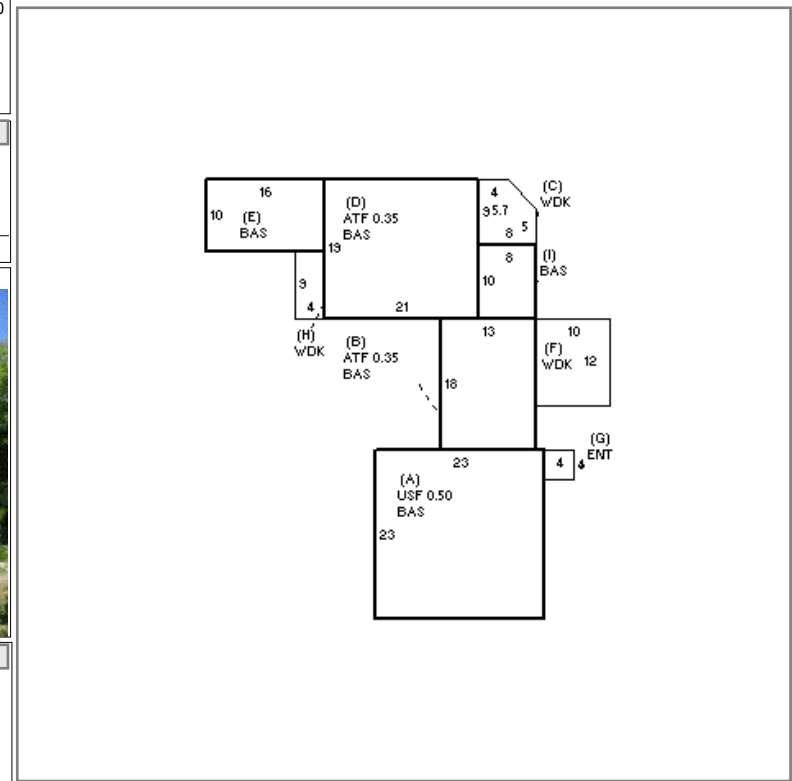
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| CURRENT OWNER | | PARCEL ID | | LOCATION | | | | | | | | |
|---|---|------------|------|-----------------|--------------|----------|------|-------|------|-----|------------|-----------|
| FERRIER NATHALIE PO BOX 1134 TRURO, MA 02666-1134 | | 53-74-0 | | 21 STEPHENS WAY | | | | | | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | |
| FERRIER NATHALIE | | 07/17/2007 | 99 | 22191-169 | | | | | | | | |
| COHEN ETHAN R & | | 05/28/1999 | QS | 500,000 | 12304-046 | | | | | | | |
| COLEBROOK MULFORD JAY | | 05/28/1999 | J | | 12303-344 | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | A | 0.775 | 15 | 1.00 | 1 | 576,160 | 1.00 | 1 | 1.00 | R08 | 1.60 | 446,520 |
| 300 | A | 1.015 | 15 | 1.00 | 1 | 44,000 | 1.00 | 1 | 1.00 | R08 | 1.60 | 44,660 |

| 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 % |
| FY2018 | | 35 | RES EXEMPT | | 01/05/2018 | | 0 0 |
| 11-058 | 04/06/2011 | 10 | ALL OTHERS | 11,000 | 02/16/2012 | FC | 100 100 |
| 01-019 | 02/12/2001 | 8 | BARN | 4,500 | 04/18/2002 | BT | 100 100 |
| 00-175 | 12/11/2000 | 5 | DEMO | | 04/18/2002 | BT | 100 100 |
| 00-125 | 09/01/2000 | 6 | SHED | 3,500 | 01/01/2001 | | 100 100 |

| TOTAL | 1.790 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|--|------|---|----------|---------|----------|
| Nbhd | SOUTH TRURO | N | BARN IS UNINHABITABLE PER ZBA SPEC PERMIT | | | LAND | 491,200 | 427,100 |
| Infl1 | NO ADJ | O | 1/8/01. "NO-BUILD ZONE" ON SOUTH PART OF LOT | | | BUILDING | 281,900 | 244,900 |
| Infl2 | NO ADJ | T | PER PLAN 549-30+DEED BK 12304, PG. 46. | | | DETACHED | 21,600 | 20,500 |
| | | E | GZB=CIRCULAR YURT (NO PERMANENT WALLS) | | | OTHER | 0 | 0 |
| | | | +ST1=ART STUDIO. | | | TOTAL | 794,700 | 692,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------------|------|-------|-----------|--------|
| ST1 | A | 1.00 | A 0.75 14*16 | 2001 | 224 | 95.40 | 16,000 |
| SHF | + | 1.10 | A 0.75 12*16 | 2000 | 192 | 17.10 | 2,500 |
| GZB | A | 1.00 | G 0.90 YURT 7" RADI | 2011 | 154 | 22.15 | 3,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/17/2020 | LG |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/15/2010 | C19 |
| STYLE | 7 | 1.20 | OLD STYLE [100%] | REVIEW | 12/13/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
FUNC=PARTIAL HEAT & WSTV+METAL CHIM.

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| YEAR BLT | 1780 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 671,105 | | |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---|----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,667 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | + | BAS | L | BAS AREA | 1,402 | 1780 | 370.58 | 519,557 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$403 | OVERALL | 1.220 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | USF | L | UP-STRY FIN | 265 | 1780 | 299.02 | 79,241 | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | ATF | N | FINISHED ATTIC | 222 | | 194.52 | 43,183 | | | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK | 220 | | 67.31 | 14,808 | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | G | ENT | N | ENCL ENTRY | 16 | | 310.71 | 4,971 | | | | |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | MST | O | | MASONRY STACK | 1 | | 3,744.40 | 3,744 | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1960 / 62 |
| | | | | | | | | | | | | | | | | | | COND | 53 53 % |
| | | | | | | | | | | | | | | | | | | FUNC | 5 FUNC |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 58 % GD 42 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$281,900 |