

Key: 3313

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.435

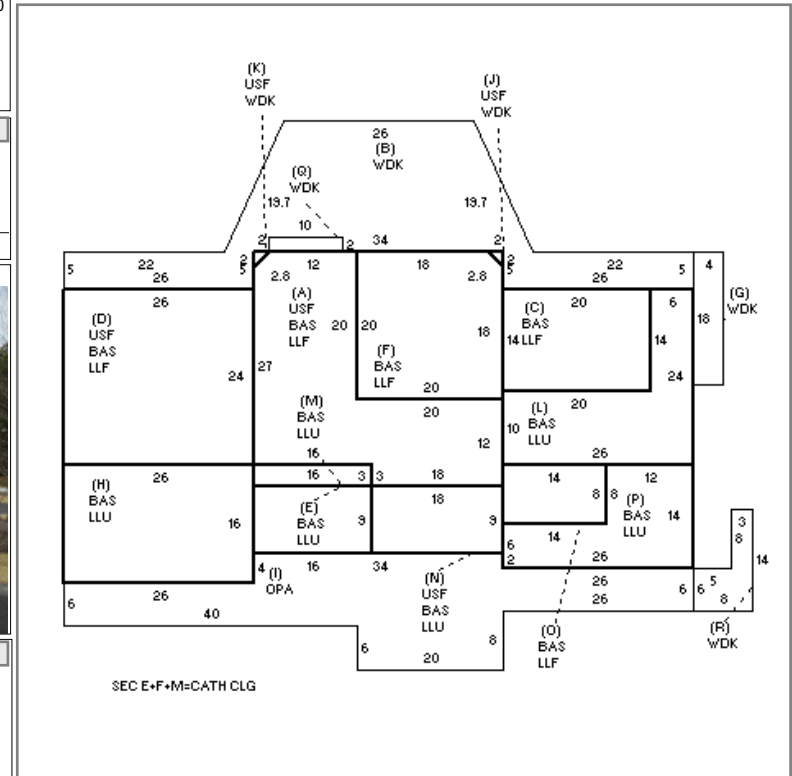
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| CURRENT OWNER  |   |          |      |       |       |          |     |       |     | PARCEL ID  |            |            |              | LOCATION       |  |  |  |  |  |
|--|---|----------|------|-------|-------|----------|-----|-------|-----|------------|------------|------------|--------------|----------------|--|--|--|--|--|
| TRURO TRUST<br>TRS:CASSILETH GREGORY M & LISA<br>2112 LINDA FLORA DRIVE<br>LOS ANGELES, CA 90077 |   |          |      |       |       |          |     |       |     | 54-82-0    |            |            |              | 20 HOLSBERY RD |  |  |  |  |  |
| TRANSFER HISTORY   |   |          |      |       |       |          |     |       |     | DOS        | T          | SALE PRICE | BK-PG (Cert) |                |  |  |  |  |  |
| TRURO TRUST  |   |          |      |       |       |          |     |       |     | 04/18/2014 | U          | 950,000    | (203136)     |                |  |  |  |  |  |
| DIJS HENDRICK J REV TRUST  |   |          |      |       |       |          |     |       |     | 03/14/2008 | 99         |            | (185460)     |                |  |  |  |  |  |
| DIJS HENDRICK & LAURA  |   |          |      |       |       |          |     |       |     | 10/28/2003 | QS         | 930,000    | (171020)     |                |  |  |  |  |  |
| 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     | 1.00     | 1   | 1.00  | V7  | 2.75       |            | 767,460    |              |                |  |  |  |  |  |
| 300  | A | 1.515    | 15   | 1.00  | 1     | 1.00     | 1   | 1.00  | V7  | 2.75       |            | 114,570    |              |                |  |  |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |            |           | BN ID      | BN | CARD   |     |
|--------|------------|---------------|------------|-----------|------------|----|--------|-----|
| 1010   | 100        | SINGLE FAMILY |            |           |            | 1  | 1 of 2 |     |
| PMT NO | PMT DT     | TY            | DESC       | AMOUNT    | INSP       | BY | 1st    | %   |
| 17-316 | 11/30/2017 | 90            | BP NVC     | 5,400     | 07/17/2018 | JN | 100    | 100 |
| 17-169 | 06/13/2017 | 7             | GARAGE     | 350,000   | 03/15/2019 | LG | 100    | 100 |
| 17-130 | 05/15/2017 | 70            | POOL       | 65,000    | 03/06/2018 | LG | 100    | 100 |
| 16-041 | 03/14/2016 | 10            | ALL OTHERS |           | 12/14/2016 | LG | 100    | 100 |
| 14-272 | 12/22/2014 | 2             | ADDITION   | 1,100,000 | 07/17/2018 | JN | 100    | 100 |

| TOTAL        | 2.290 Acres | ZONING | RES                                       | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|--------|---|------------------|------------------|----------|---------|----------|
| Nbhd         | SOUTH TRURO | NOTE   | NO VIEW FROM 1ST FL PER 12/2/14 BP INSPC. |                  |                  | LAND     | 882,000 | 557,700  |
| Infl1        | NO ADJ      |        | BUILDING                                  | 2,978,500        | 2,556,100        |          |         |          |
| Infl2        | NO ADJ      |        | DETACHED                                  | 32,000           | 30,400           |          |         |          |
|              |             |        | OTHER                                     | 305,800          | 252,700          |          |         |          |
| <b>TOTAL</b> |             |        | <b>TOTAL</b>                              | <b>4,198,300</b> | <b>3,396,900</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE      | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|---------------|------|-------|-----------|--------|
| SHF | A    | 1.00 | A 0.75 12*12  | 1997 | 144   | 16.01     | 1,700  |
| CTA | A    | 1.00 | A 0.75 60*120 | 2016 | 1     | 21,024.30 | 15,800 |
| SPG | A    | 1.00 | A 0.75 12*41  | 2017 | 492   | 37.80     | 13,900 |
| WDK | A    | 1.00 | A 0.75 6*9    | 2017 | 69    | 11.00     | 600    |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/14/2016 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 12/14/2016 | LG |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 4/5/2021   | MR |
| QUALITY  | V  | 1.55 | VERY GOOD [100%]  |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

BLDG COMMENTS  
HEAT TYPE PER BP#14-272; PER PLANS HAS 6 EN SUITE BR'S (5 ON 1ST FLR+1 IN BSMT)+BBS=FAM RM+EXERCISE RM+BR+1.5 BATHS+BMF=LAUNDRY RM. DO LIST WHEN 100% COMP.

| YEAR BLT     | 1973  | SIZE ADJ   | 0.950 |
|--------------|-------|------------|-------|
| NET AREA     | 6,898 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)   | \$491 | OVERALL    | 1.140 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES(FAR) | 2     | 1.00       |       |
| ROOMS        | 12    | 1.00       |       |
| BEDROOMS     | 8     | 1.00       |       |
| BATHROOMS    | 9     | 1.00       |       |
| FIXTURES     | 34    | \$23,800   |       |
| UNITS        | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN       |
|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|-----------|
| FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | LLF | L | LOWER LEVEL FIN | 2,052 | 1973 | 310.54    | 637,222   |
| EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | + | BAS | L | BAS AREA        | 3,418 | 1973 | 469.91    | 1,606,146 |
| ROOF SHAPE      | 6  | SALTBOX         | 1.00 | + | USF | L | UP-STRY FIN     | 1,428 | 1973 | 377.02    | 538,380   |
| ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK   | 1,040 |      | 75.67     | 78,692    |
| FLOOR COVER     | 3  | W/W CARPET      | 1.00 | + | LLU | N | LOWER LEVEL UNF | 1,366 |      | 244.31    | 333,731   |
| INT. FINISH     | 2  | DRYWALL         | 1.00 | I | OPA | N | OPEN PORCH      | 772   |      | 98.20     | 75,811    |
| HEATING/COOLING | 8  | HEAT PUMP       | 1.04 |   | PAT | N | PATIO           | 2,658 |      | 22.03     | 58,561    |
| FUEL SOURCE     | 1  | OIL             | 1.00 |   | WDK | N | ATT WOOD DECK   | 54    |      | 131.15    | 7,082     |
|                 |    |                 |      |   | F21 | O | FPL 2S IOP      | 1     |      | 25,257.00 | 25,257    |
|                 |    |                 |      |   | ODS | O | OUT DOOR SHOWER |       |      | 0.00      |           |

| TOTAL RCN      | 3,384,682   |
|----------------|-------------|
| CONDITION ELEM | CD          |
| EFF.YR/AGE     | 2010 / 12   |
| COND           | 12 12 %     |
| FUNC           | 0           |
| ECON           | 0           |
| DEPR           | 12 % GD 88  |
| RCNLD          | \$2,978,500 |

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