

Key: 3555

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.697

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| ADDISON HELEN<br>PO BOX 2756<br>ORLEANS, MA 02653-2756 |  |  |  | 59-103-0   |    |            |  | 10 COOPER RD |  |  |  |
| TRANSFER HISTORY                                       |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| ADDISON HELEN  |  |  |  | 07/10/2003 | QS | 349,000    |  | 17234-137    |  |  |  |
| MURPHY DAVID W   |  |  |  | 12/10/1998 | N  | 370,000    |  | 11902-252    |  |  |  |

| 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<br>04-105 | 06/30/2004 | 35<br>1       | RES EXEMPT<br>SINGLE FAM R | 180,000 | 10/01/2017<br>03/01/2006 | WL | 100    | 0<br>100 |

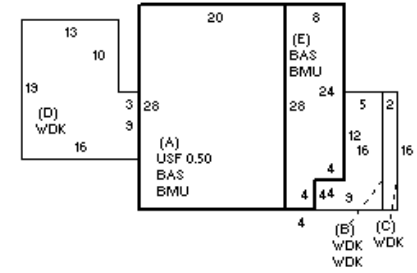
LAND

| 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 | 0.025    | 15   | 1.00 | 1    | 1.00     | 1   | 1.00 | R07 | 1.45 |            | 1,000     |

|       |             |        |          |      |         |          |         |          |
|-------|-------------|--------|----------|------|---------|----------|---------|----------|
| TOTAL | 34,848 SF   | ZONING | RES      | FRNT | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd  | SOUTH TRURO | NOTE   | LAND     |      | 405,700 | 352,700  |         |          |
| Inf1  | NO ADJ      |        | BUILDING |      | 442,200 | 363,100  |         |          |
| Inf2  | NO ADJ      |        | DETACHED |      | 0       | 0        |         |          |
|       |             |        | OTHER    |      | 0       | 0        |         |          |
| TOTAL |             |        |          |      | 847,900 | 715,800  |         |          |

DETACHED

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



SEC E=CATH CLG

BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/3/2022   | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/9/2022   | LG |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 12/13/2010 | MR |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

INDING

| YEAR BLT     | 2004  | SIZE ADJ   | 1.040   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 539,215 |  |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA     | 1,048 | DETAIL ADJ | 1.005   | FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | BMU | N | BSMT UNFINISHED | 768   |      | 102.90    | 79,026  | CONDITION ELEM | CD      |  |
| \$NLA(RCN)   | \$515 | OVERALL    | 1.130   | EXT. COVER      | 2  | CLAPBOARD       | 1.00 | A | BAS | L | BAS AREA        | 560   | 2004 | 410.52    | 229,891 |                |         |  |
|              |       |            |         | ROOF SHAPE      | 1  | GABLE           | 1.00 | A | USF | L | UP-STRY FIN     | 280   | 2004 | 324.75    | 90,930  |                |         |  |
|              |       |            |         | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK   | 498   |      | 64.98     | 32,360  |                |         |  |
|              |       |            |         | FLOOR COVER     | 3  | W/W CARPET      | 1.00 | E | BAS | L | BAS AREA        | 208   | 2004 | 410.52    | 85,388  |                |         |  |
|              |       |            |         | INT. FINISH     | 2  | DRYWALL         | 1.00 |   | BMG | O | BSMT GARAGE     | 2     |      | 9,759.70  | 19,519  |                |         |  |
|              |       |            |         | HEATING/COOLING | 9  | WARM/COOL AIR   | 1.03 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |                |         |  |
|              |       |            |         | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |                 |       |      |           |         |                |         |  |
| CAPACITY     |       | UNITS      | ADJ     |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| STORIES(FAR) |       | 1.5        | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| ROOMS        |       | 4          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| BEDROOMS     |       | 1          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| BATHROOMS    |       | 1          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| FIXTURES     |       | 3          | \$2,100 |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| UNITS        |       | 0          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| EFF.YR/AGE   |       | 2004 / 18  |         |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| COND         |       | 18 18 %    |         |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| FUNC         |       | 0          |         |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| ECON         |       | 0          |         |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| DEPR         |       | 18 % GD 82 |         |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |
| RCNLD        |       | \$442,200  |         |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         |  |