

Key: 513

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 421

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MATRANGO BERNARD & FRANCIS J<br>PO BOX 261<br>N TRURO, MA 02652-0261 |  |  |  | 22-31-0    |    |            |              | 131 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| MATRANGO BERNARD & FRANCI  |  |  |  | 12/19/2007 | 99 |            | 22555-338    |              |  |  |  |
| MATRANGO BERNARD   |  |  |  | 12/19/2007 | 99 |            | 22555-336    |              |  |  |  |
| MATRANGO BERNARD & THERES  |  |  |  | 10/03/2003 | QS | 335,000    | 17753-322    |              |  |  |  |

| 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 |        | 10/01/2017 |    |        | 0   |
| 17-154X | 05/26/2017 | 4             | REHAB      | 10,000 | 01/12/2018 | LG | 100    | 100 |
| 13-241  | 09/27/2013 | 10            | ALL OTHERS | 1,000  | 12/01/2014 | FC | 100    | 100 |
| 04-124  | 07/28/2004 | 90            | BP NVC     | 1,000  | 05/03/2007 | JH | 100    | 100 |

LAND


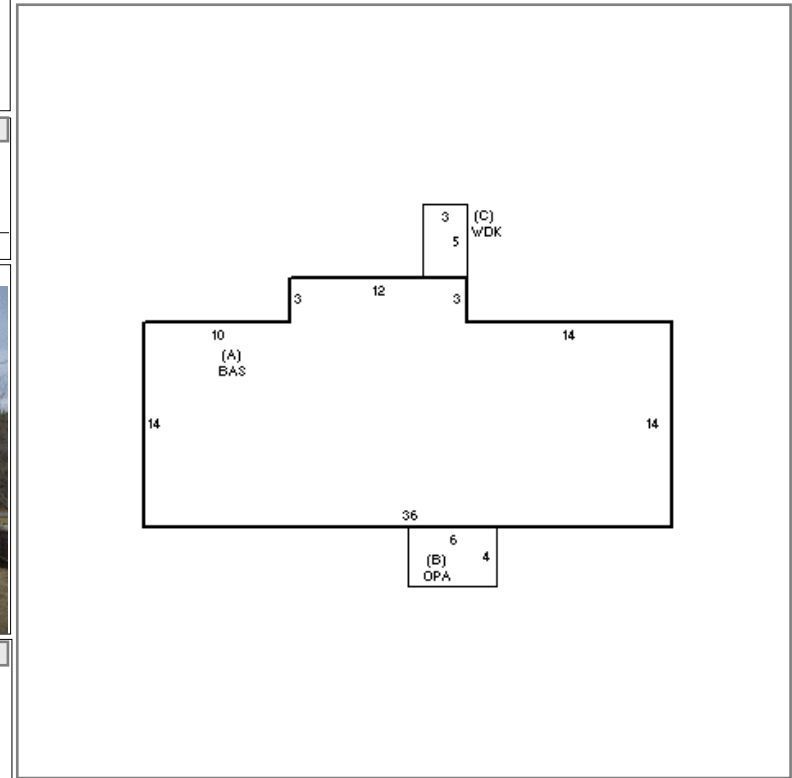
| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.420    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | R04 | 1.15 |            | 265,870   |

| TOTAL | 18,295 SF   | ZONING           | L6A  | FRNT | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--|------|---------|----------|---------|----------|
| Nbhd  | NORTH TRURO | N<br>O<br>T<br>E | ACREAGE CHANGE FY05 PER 2003 CONSOLIDATION |      |         | LAND     | 265,900 | 231,200  |
| Inf1  | NO ADJ      |                  | PLAN                                       | LAND | 126,600 | 107,500  |         |          |
| Inf2  | NO ADJ      |                  | OTHER                                      | 0    | 0       |          |         |          |
|       |             |                  | OTHER                                      | 0    | 0       |          |         |          |
|       |             | TOTAL            |  |      | 392,500 | 338,700  |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 02/24/2022 |

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/24/2022  | LG | BLDG COMMENTS                                      |
|----------|----|------|-------------------|---------|------------|----|--|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/24/2022  | LG | HEAT=RINNAI GAS HEATER IN LIVING ROOM & WOODSTOVE. |
| STYLE    | 1  | 1.00 | RANCH [100%]      | REVIEW  | 11/10/2010 | MR |  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |  |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |  |

G

| YEAR BLT   | 1950      | SIZE ADJ   | 1.060 | ELEMENT   | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 180,805 |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|------------|-----------|------------|-------|---|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|---------|-----------|---------|------------|-----------|--|------|----|------|------|---|--|------|---|--|------|----|---------|-------|-----------|--|
| NET AREA   | 540       | DETAIL ADJ | 1.000 | FOUNDATION  | 5  | OTHER           | 1.00 | A | BAS | L | BAS AREA      | 540   | 1950 | 315.54    | 170,392 |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| \$NLA(RCN) | \$335     | OVERALL    | 0.980 | EXT. COVER  | 1  | WOOD SHINGLES   | 1.00 | B | OPA | N | OPEN PORCH    | 24    |      | 145.87    | 3,501   |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ROOF SHAPE  | 1  | GABLE           | 1.00 | C | WDK | N | ATT WOOD DECK | 15    |      | 112.40    | 1,686   |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | ROOF COVER  | 1  | ASPHALT SHINGLE | 1.00 |   | MST | O | MASONRY STACK | 1     |      | 3,125.70  | 3,126   |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | FLOOR COVER   | 5  | VINYL           | 1.00 |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | INT. FINISH   | 2  | DRYWALL         | 1.00 |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | HEATING/COOLING   | 7  | FL./WALL FURN.  | 0.98 |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | FUEL SOURCE   | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
|            |           |            |       | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">1990 / 32</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>30</td> <td>30 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>30</td> <td>% GD 70</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$126,600</td> </tr> </tbody> </table> |    |                 |      |   |     |   |               |       |      |           |         |           |         | EFF.YR/AGE | 1990 / 32 |  | COND | 30 | 30 % | FUNC | 0 |  | ECON | 0 |  | DEPR | 30 | % GD 70 | RCNLD | \$126,600 |  |
| EFF.YR/AGE | 1990 / 32 |            |       |   |    |                 |      |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| COND       | 30        | 30 %       |       |   |    |                 |      |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| FUNC       | 0         |            |       |   |    |                 |      |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| ECON       | 0         |            |       |   |    |                 |      |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| DEPR       | 30        | % GD 70    |       |   |    |                 |      |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |
| RCNLD      | \$126,600 |            |       |   |    |                 |      |   |     |   |               |       |      |           |         |           |         |            |           |  |      |    |      |      |   |  |      |   |  |      |    |         |       |           |  |