

Key: 6571

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.253

LEGAL

| CURRENT OWNER                                     |  | PARCEL ID  |   | LOCATION        |              |
|---|--|------------|---|-----------------|--------------|
| PERRY KRISTIN A<br>PO BOX 1305<br>TRURO, MA 02666 |  | 45-139-0   |   | 13 HARDINGS WAY |              |
| TRANSFER HISTORY                                  |  | DOS        | T | SALE PRICE      | BK-PG (Cert) |
| PERRY KRISTIN A                                   |  | 07/14/2009 | A |                 | 23885-152+   |
| PERRY STEPHEN R &                                 |  | 01/15/1997 | A |                 | 10569-200+   |


| 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 %   |
| 23-170  | 05/01/2023 | 3             | REPAIR/REMOD | 30,000  |            |        | 0 0     |
| 18-390  | 11/11/2018 | 1             | SINGLE FAM R | 250,000 | 03/10/2020 | LG     | 100 100 |
| 09-SS12 | 07/14/2009 | 50            | SPLIT SUB    |         |            |        | 100 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd   | Infl1  | Infl2 | ADJ BASE | SAF    | Infl3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|--------|--------|-------|----------|--------|-------|-----|------|------------|-----------|
| 100 | A | 0.775 13 | 1.00 1 | 1.00 1 | 1.00  | 828,230  | 1.00 1 | 1.00  | V9  | 2.30 |            | 641,880   |
| 300 | A | 0.146 13 | 1.00 1 | 1.00 1 | 1.00  | 63,250   | 1.00 1 | 1.00  | V9  | 2.30 |            | 9,230     |

| TOTAL | 40,100 SF | ZONING   | RES          | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|-------|-----------|--|--------------|------------------|------------------|----------|---------|----------|
| Nbhd  | CORN HILL | N<br>O<br>T<br>E<br>FY11 NEW PCL PER 2009 REDIV PL PHOTOS: 1=LOT 2=VIEW (TAKEN FROM 45-134 BEFORE SUBDIV). SAME VW AS 45-135+138 PER FY11 FIELD REV. | LAND         | 651,100          | 492,300          |          |         |          |
| Infl1 | NO ADJ    |  | BUILDING     | 865,100          | 703,100          |          |         |          |
| Infl2 | NO ADJ    |  | DETACHED     | 0                | 0                |          |         |          |
|       |           |  | OTHER        | 0                | 0                |          |         |          |
|       |           |  | <b>TOTAL</b> | <b>1,516,200</b> | <b>1,195,400</b> |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  |
|----|------|------|----------|----|-------|-----------|-------|--|
|    |      |      |          |    |       |           |       | 03/10/2020   |
|    |      |      |          |    |       |           |       |  |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/20/2019 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/10/2020  | LG |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  |            |    |
| QUALITY  | +  | 1.15 | GOOD-AVE+ [100%]  |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

BUILDING

| YEAR BLT   | 2019  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 891,904 |            |           |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|
| NET AREA   | 1,853 | DETAIL ADJ | 1.000 | FOUNDATION      | 3  | CONTIN WALL     | 1.00 | + | BMU | N | BSMT UNFINISHED | 938   |      | 96.31     | 90,335  | CONDITION ELEM | CD      |            |           |
| \$NLA(RCN) | \$481 | OVERALL    | 1.150 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | + | BAS | L | BAS AREA        | 1,056 | 2019 | 405.73    | 428,455 |                |         |            |           |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | + | USF | L | UP-STRY FIN     | 677   | 2019 | 316.13    | 214,018 |                |         |            |           |
|            |       |            |       | ROOF COVER      | 1  | ASPALT SHINGLE  | 1.00 | + | OPA | N | OPEN PORCH      | 298   |      | 93.77     | 27,943  |                |         |            |           |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | C | BAS | L | BAS AREA        | 120   | 2019 | 405.74    | 48,689  |                |         |            |           |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | + | WDK | N | ATT WOOD DECK   | 388   |      | 68.24     | 26,475  |                |         |            |           |
|            |       |            |       | HEATING/COOLING | 11 | HOT WAT.-CL AIR | 1.05 | + | BGR | N | SF BSMT GARAGE  | 238   |      | 127.28    | 30,292  |                |         |            |           |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 | + | F21 | O | FPL 2S 1OP      | 1     |      | 20,097.30 | 20,097  |                |         |            |           |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2019 / 3  |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | COND       | 03 03%    |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0         |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0         |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 3 % GD 97 |
|            |       |            |       |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$865,100 |

