

Key: 6668

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.272

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--------------------------------|--|---------------------------|--|-------------------|----|
| MEL-RY REALTY TRUST 10-31-12 | | 43-223-0 | | 6 WHITMANVILLE RD | |
| TRS: SCHMIDT MELISSA J& RYAN M | | TRANSFER HISTORY | | DOS | T |
| PO BOX 744 | | MEL-RY REALTY TRUST 10-31 | | 11/06/2012 | A |
| NO TRURO, MA 02652-0744 | | SCHMIDT MELISSA | | 04/05/2011 | P |
| | | FRANCIS CHARLES F JR ESTA | | 10/31/2008 | 99 |

| 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 0 |
| 11-244 | 11/15/2011 | 8 | BARN | 12,000 | 12/02/2013 | FC | 100 100 |
| 11-225 | 10/25/2011 | 70 | POOL | 16,000 | 12/12/2012 | FC | 100 100 |
| 11-151 | 08/16/2011 | 1 | SINGLE FAM R | 350,000 | 02/21/2012 | FC | 100 100 |
| 11-098 | 06/06/2011 | 10 | ALL OTHERS | 1,500 | 02/21/2012 | FC | 100 100 |

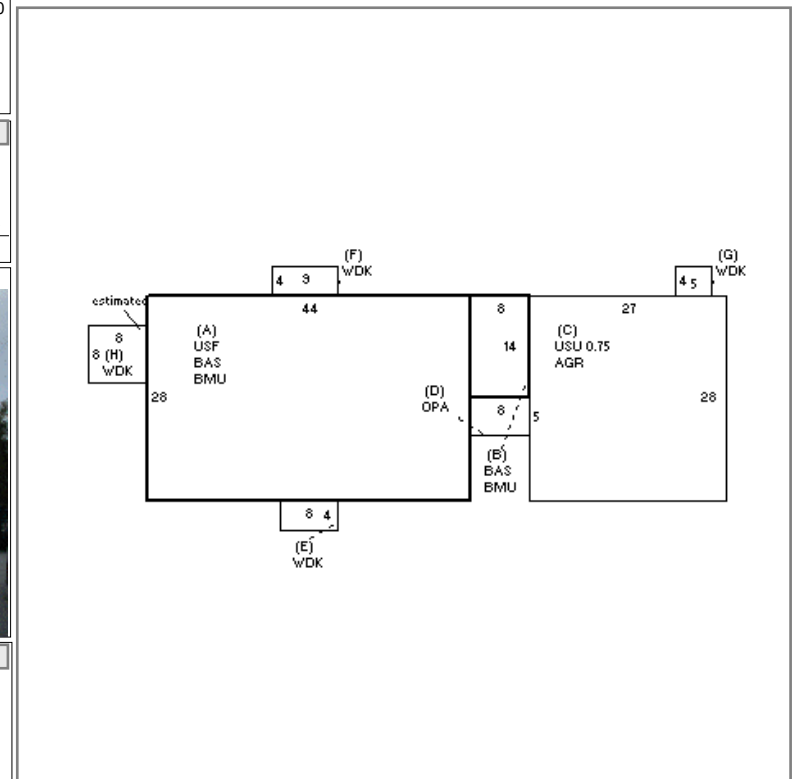
LAND

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|------|----------|--------|----------|------|----|------------|-----------|
| 100 | A | 0.775 12 | 1.00 90 | 0.90 1 | 1.00 | 324,090 | 1.00 1 | 1.00 R02 | 1.00 | | | 251,170 |
| 300 | A | 0.004 12 | 1.00 1 | 1.00 1 | 1.00 | 27,500 | 1.00 1 | 1.00 R02 | 1.00 | | | 110 |

| | | | | | | | | |
|-------|------------|--|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 33,916 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | EAST TRURO | NOTE INFL=STEEP GRADE OFF ROAD FY12 NEW LOT PER 2010 SUBDIV +REDIV OF 43-99. | LAND | | 251,300 | 218,500 | | |
| Inf1 | 90% | | BUILDING | | 890,600 | 764,200 | | |
| Inf2 | NO ADJ | | DETACHED | | 35,600 | 33,900 | | |
| | | OTHER | | 0 | 0 | | | |
| TOTAL | | | | 1,177,500 | 1,016,600 | | | |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|-------------------|------|-------|-----------|--------|
| FBN | G | 1.18 G | 0.90 22*22 | 2011 | 484 | 25.22 | 11,000 |
| SPC | + | 1.10 G | 0.90 16*32 | 2012 | 512 | 47.17 | 21,700 |
| PTD | + | 1.10 G | 0.90 IRREG | 2012 | 882 | 2.53 | 2,000 |
| SHF | G | 1.18 G | 0.90 POOL EST 6*8 | | 48 | 20.26 | 900 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/5/2021 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/5/2021 | LG |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 2011 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,000,700 |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|
| NET AREA | 2,576 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,344 | | 71.00 | 95,423 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$388 | OVERALL | 1.080 | EXT. COVER | 4 | VINYL | 1.00 | + | BAS | L | BAS AREA | 1,344 | 2011 | 321.59 | 432,220 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UP-STRY FIN | 1,232 | 2011 | 244.01 | 300,621 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | C | AGR | N | ATTACHED GARAGE | 756 | | 94.43 | 71,392 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | C | USU | N | UPPER STORY UNF | 567 | | 142.20 | 80,629 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | D | OPA | N | OPEN PORCH | 40 | | 120.93 | 4,837 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | + | WDK | N | ATT WOOD DECK | 152 | | 61.04 | 9,279 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES(FAR) | | 2 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 5 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 3 | 1.00 | | | | | | | | | | | | | | |
| FIXTURES | | 9 | \$6,300 | | | | | | | | | | | | | | |
| UNITS | | 0 | 1.00 | | | | | | | | | | | | | | |
| EFF.YR/AGE | | 2011 / 11 | | | | | | | | | | | | | | | |
| COND | | 11 11 % | | | | | | | | | | | | | | | |
| FUNC | | 0 | | | | | | | | | | | | | | | |
| ECON | | 0 | | | | | | | | | | | | | | | |
| DEPR | | 11 % GD 89 | | | | | | | | | | | | | | | |
| RCNLD | | \$890,600 | | | | | | | | | | | | | | | |