

Key: 677

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 597

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PACKARD MICHAEL 621 COMMERCIAL ST PROVINCETOWN, MA 02657				32-11-0				9 ARROWHEAD RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				PACKARD MICHAEL				05/11/2018	A	160,587	(216141)	
PMK IRREVOCABLE TRUST				03/17/2005	99		(176136)					
KOCH PAUL M				01/27/2000	99		(156396+)					
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.726	11	1.00	1	360,100	1.05	1	1.00	R03	1.00	273,480

LAND

TOTAL	31,619 SF	ZONING	RES	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE 5/11/18 SF change per Land Ct Doc 1,345,970.	LAND		273,500	237,800		
Infl1	NO ADJ		BUILDING		246,400	212,500		
Infl2	NO ADJ		DETACHED		1,300	1,200		
		OTHER		251,600	216,100			
TOTAL				772,800	667,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	E 1.00 7*11	2003	77	16.47	1,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/9/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
6/27/18 Partial List of Bldg 1.

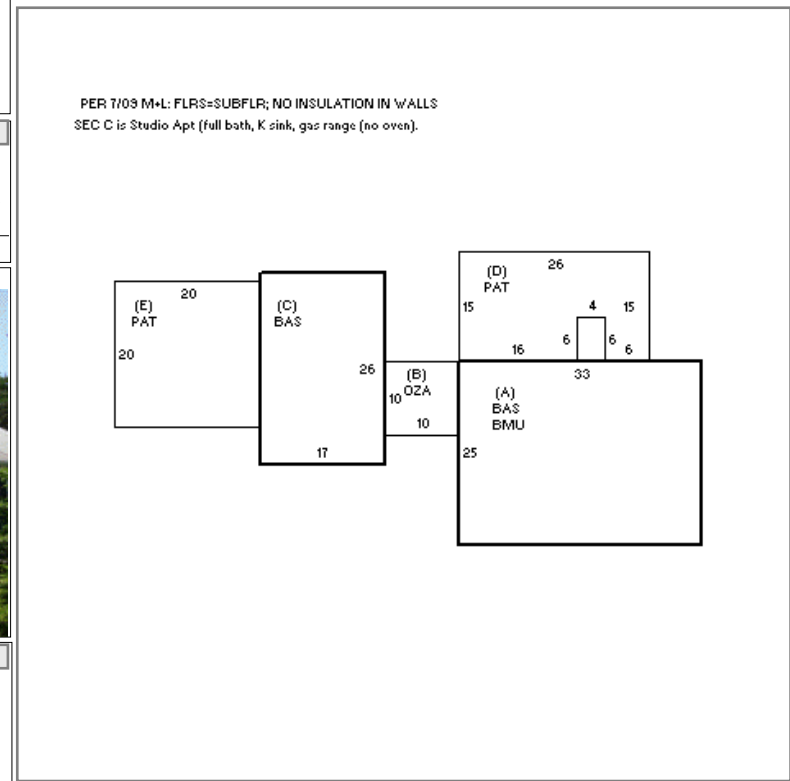
BUILDING

YEAR BLT	1967	SIZE ADJ	1.030
NET AREA	1,267	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	5	1.00	
BEDROOMS	1	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$4,900	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	825		56.81	46,870
B	OZA	N	OPEN BRZWAY	100		48.57	4,857
+	BAS	L	BAS AREA	1,267	1967	237.00	300,277
+	PAT	N	PATIO	766		10.34	7,922
	F11	O	FPL 1S 10P	1		8,535.90	8,536

TOTAL RCN	373,361
CONDITION ELEM	CD
EFF.YR/AGE	1977 / 45
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$246,400



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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

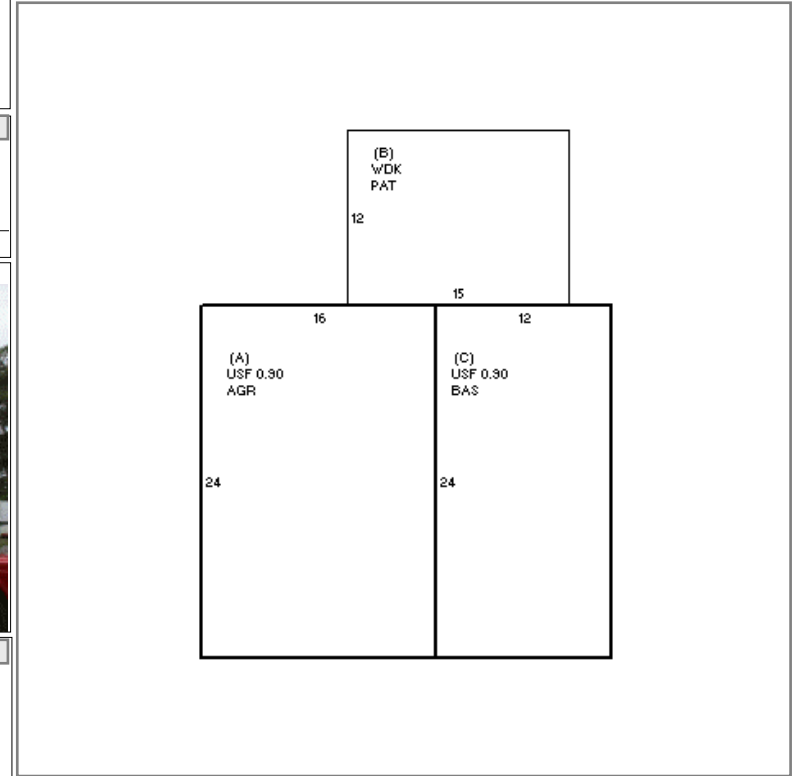
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	251,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2018	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
#9B on door frame. Dwelling Studio apartment with Kitchen & Rinnai space heater above Gar plus 1ST FLR BR (SIZE=ESTIMATE)

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YEAR BLT	2004	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	306,862
NET AREA	893	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	AGR	N	ATTACHED GARAGE	384		106.63	40,945	CONDITION ELEM	CD
\$NLA(RCN)	\$344	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	605	2004	255.96	154,855		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PAT	N	PATIO	180		17.98	3,237		
STORIES(FAR)	1.9	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	180		61.75	11,115		
ROOMS	2	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BAS AREA	288	2004	328.51	94,612		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2004 / 18
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$251,600