

Key: 943

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 894

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| PILGRIM POND RLTY TR I<br>TRS: ENGLISH ANDREW K<br>17 CLUBHOUSE LN<br>WAYLAND, MA 01778-3801 |  |  |  | 36-44-0    |    |            |  | 19 POND RD   |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| PILGRIM POND RLTY TR I   |  |  |  | 12/29/1989 | 99 |            |  | 7008-247     |  |  |  |

| CLASS   | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN | CARD   |     |
|---------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1090    | 100        | MULTIPLE HSES |              |        |            | 1  | 1 of 2 |     |
| PMT NO  | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| 23-234  | 06/07/2023 | 80            | SOLAR TAXABL | 30,429 |            |    |        | 0 0 |
| 20-113X | 05/18/2020 | 6             | SHED         | 5,000  | 07/27/2020 | LG | 100    | 100 |
| 18-124X | 04/18/2018 | 6             | SHED         |        | 08/16/2018 | LG | 100    | 100 |
| 15-058  | 03/25/2015 | 2             | ADDITION     | 19,700 | 09/29/2015 | FC | 100    | 100 |
| 14-273  | 12/22/2014 | 90            | BP NVC       | 24,300 | 09/29/2015 | FC | 100    | 100 |

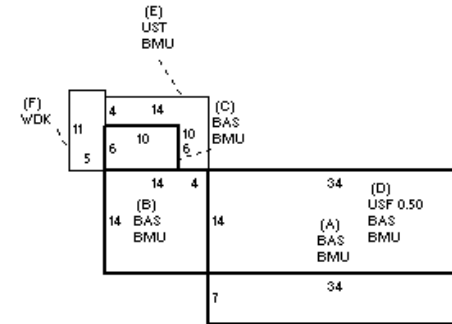
LAND

| CD  | T | AC/SF/UN | Nbhd    | Infl1  | Infl2  | ADJ BASE | SAF  | Infl3  | Lpi      | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|----------|----|------------|-----------|
| 100 | A | 0.770    | 11 1.00 | 1 1.00 | 1 1.00 | 468,130  | 1.00 | 1 1.00 | R05 1.30 |    |            | 362,080   |

|       |             |        |          |         |         |          |         |          |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 33,541 SF   | ZONING | RES      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd  | NORTH TRURO | NOTE   |          |         | LAND    | 362,100  | 314,800 |          |
| Infl1 | NO ADJ      |        | BUILDING | 290,100 | 246,100 |          |         |          |
| Infl2 | NO ADJ      |        | DETACHED | 21,400  | 20,300  |          |         |          |
|       |             |        | OTHER    | 224,300 | 192,900 |          |         |          |
|       |             |        |          | TOTAL   | 897,900 | 774,100  |         |          |

DETAILED

| TY  | QUAL | COND   | DIM/NOTE          | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|--------|-------------------|------|-------|-----------|--------|
| ST1 | G    | 1.18 G | 0.90 BLDG 1 12*16 |      | 192   | 112.57    | 19,500 |
| SHF | G    | 1.18 E | 1.00 BLDG 2 8*12  | 2020 | 96    | 19.44     | 1,900  |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/29/2015  | FC  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/29/2015  | EST |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 11/15/2010 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

BLDG COMMENTS  
FLR COVER=PLYWOOD PER 7/17/09 LIST. BLDG#1  
BUILT IN LATE 1800'S PER OWNER 7/17/09.

| YEAR BLT   | 1700  | SIZE ADJ   | 1.040 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 420,463 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,208 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL      | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,050 |      | 66.02     | 69,320  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$348 | OVERALL    | 0.920 | EXT. COVER      | 1  | WOOD SHINGLES  | 1.00 | + | BAS | L | BAS AREA        | 970   | 1700 | 290.63    | 281,914 |                |         |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | D | USF | L | UP-STRY FIN     | 238   | 1700 | 229.91    | 54,719  |                |         |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPALT SHINGLE | 1.00 | E | UST | N | UTILITY STORAGE | 80    |      | 103.72    | 8,297   |                |         |            |            |
|            |       |            |       | FLOOR COVER     | 6  | OTHER          | 1.00 | F | WDK | N | ATT WOOD DECK   | 55    |      | 74.75     | 4,111   |                |         |            |            |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 |   | ODS | O | OUT DOOR SHOWER |       |      | 0.00      |         |                |         |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1985 / 37  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 31 31 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 31 % GD 69 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$290,100  |

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LEGAL

|                        |  |  |  |                  |  |     |   |            |              |  |  |
|------------------------|--|--|--|------------------|--|-----|---|------------|--------------|--|--|
| CURRENT OWNER          |  |  |  | PARCEL ID        |  |     |   | LOCATION   |              |  |  |
| PILGRIM POND RLTY TR I |  |  |  | 36-44-0          |  |     |   | 19 POND RD |              |  |  |
| TRS: ENGLISH ANDREW K  |  |  |  | TRANSFER HISTORY |  | DOS | T | SALE PRICE | BK-PG (Cert) |  |  |
| 17 CLUBHOUSE LN        |  |  |  |                  |  |     |   |            |              |  |  |
| WAYLAND, MA 01778-3801 |  |  |  |                  |  |     |   |            |              |  |  |

| 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 |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|    |   |          |      |      |      |          |     |      |     |    |            |           |

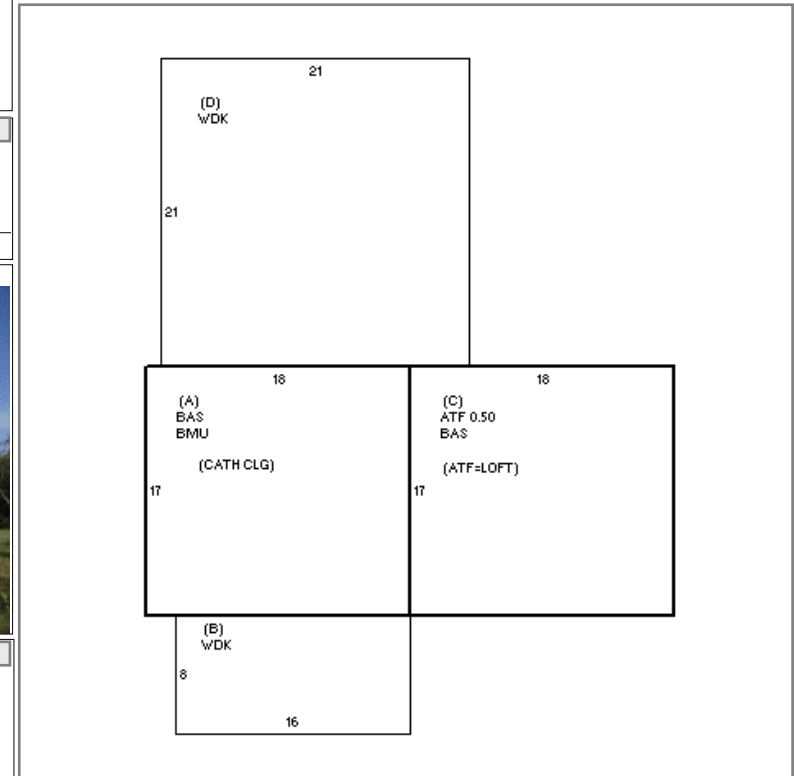
| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 224,300 |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

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



| BLDG COMMENTS |
|---------------|
|               |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/29/2015  | FC  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/29/2015  | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 11/15/2010 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT     | 1994  | SIZE ADJ   | 1.060 | ELEMENT         | CD | DESCRIPTION     | ADJ  |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|
| NET AREA     | 612   | DETAIL ADJ | 1.015 | FOUNDATION      | 4  | BSMT WALL       | 1.00 |
| \$NLA(RCN)   | \$509 | OVERALL    | 1.120 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE           | 1.00 |
| STORIES(FAR) | 1     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |
| ROOMS        | 3     | 1.00       |       | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |
| BEDROOMS     | 1     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 |
| BATHROOMS    | 1     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 |
| FIXTURES     | 3     | \$2,100    |       | FUEL SOURCE     | 2  | GAS             | 1.00 |
| UNITS        | 1     | 1.00       |       |                 |    |                 |      |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 306   |      | 96.98     | 29,676  |
| A | BAS | L | BAS AREA        | 306   | 1994 | 360.62    | 110,349 |
| + | WDK | N | ATT WOOD DECK   | 569   |      | 53.51     | 30,449  |
| C | BAS | L | BAS AREA        | 306   | 1994 | 360.62    | 110,349 |
| C | ATF | N | FINISHED ATTIC  | 153   |      | 186.51    | 28,536  |
|   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |

| TOTAL RCN      | 311,459    |
|----------------|------------|
| CONDITION ELEM | CD         |
|                |            |
| EFF.YR/AGE     | 1994 / 28  |
| COND           | 28 28 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 28 % GD 72 |
| RCNLD          | \$224,300  |