

Key: 957

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 909

LEGALS

| CURRENT OWNER  |  | PARCEL ID  | LOCATION   |            |              |
|--|--|------------|------------|------------|--------------|
| POND VILLAGE HOUSE 14 LLC<br>MGRS: MICHAEL & KATHY GAGNE<br>27 MARION ST<br>EAST GREENWICH, RI 02818 |  | 36-60-0    | 14 POND RD |            |              |
| TRANSFER HISTORY   |  | DOS        | T          | SALE PRICE | BK-PG (Cert) |
| POND VILLAGE HOUSE 14 LLC  |  | 04/01/2021 | F          | 1          | 33966-135    |
| GAGNE MICHAEL J & KATHY S  |  | 06/15/2000 | J          | 127,500    | 13073-053    |
| GAGNE  |  | 06/14/2000 | J          | 42,500     | 13073-051    |

| 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 %   |
| 19-288X | 09/23/2019 | 4             | REHAB      | 4,000  | 11/19/2019 | LG     | 100 100 |
| 01-062  | 04/19/2001 | 30            | CHECK DATA |        | 07/17/2009 | JH     | 100 100 |
|         |            | 9             | DECK       | 7,500  | 04/10/2002 | TG     | 100 100 |

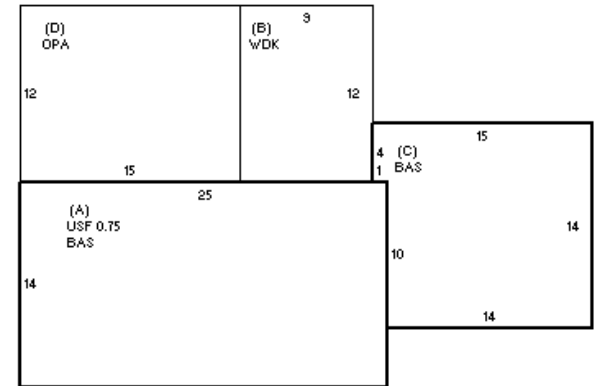
LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |          |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|----------|
| 100 | A | 0.180    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | 630,175 | 2.76 | 1          | 1.00      | PF2 1.75 |
| 350 | A | 0.100    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | 6,900   | 1.00 | 1          | 1.00      | TWP 1.00 |

|       |             |        |            |         |         |          |         |          |
|-------|-------------|--------|------------|---------|---------|----------|---------|----------|
| TOTAL | 12,190 SF   | ZONING | RES        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd  | NORTH TRURO | NOTE   | PONDFRONT. |         |         | LAND     | 313,500 | 272,600  |
| Inf1  | NO ADJ      |        | BUILDING   | 145,900 | 126,000 |          |         |          |
| Inf2  | NO ADJ      |        | DETACHED   | 0       | 0       |          |         |          |
|       |             |        | OTHER      | 0       | 0       |          |         |          |
|       |             |        | TOTAL      | 459,400 | 398,600 |          |         |          |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 11/10/2015 | FC  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 11/10/2015 | 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 |
|---------------|
|               |

BSMT@100 SF, LOCATION=?

G

| YEAR BLT     | 1900  | SIZE ADJ   | 1.050   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 251,580    |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 813   | DETAIL ADJ | 1.000   | FOUNDATION      | 4  | BSMT WALL       | 1.00 | + | BAS | L | BAS AREA        | 550   | 1900 | 293.43    | 161,386 |                |            |
| \$NLA(RCN)   | \$309 | OVERALL    | 0.920   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A | USF | L | UP-STRY FIN     | 263   | 1900 | 232.12    | 61,048  |                |            |
|              |       |            |         | ROOF SHAPE      | 1  | GABLE           | 1.00 | B | WDK | N | ATT WOOD DECK   | 108   |      | 58.06     | 6,270   |                |            |
|              |       |            |         | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | D | OPA | N | OPEN PORCH      | 180   |      | 71.58     | 12,885  |                |            |
|              |       |            |         | FLOOR COVER     | 5  | VINYL           | 1.00 |   | BMU | N | BSMT UNFINISHED | 100   |      | 78.91     | 7,891   |                |            |
|              |       |            |         | INT. FINISH     | 2  | DRYWALL         | 1.00 |   | ODS | O | OUT DOOR SHOWER |       |      | 0.00      |         |                |            |
|              |       |            |         | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |         | FUEL SOURCE     | 1  | OIL             | 1.00 |   |     |   |                 |       |      |           |         |                |            |
| CAPACITY     |       | UNITS      | ADJ     |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
| STORIES(FAR) |       | 1.5        | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
| ROOMS        |       | 0          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
| BEDROOMS     |       | 3          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
| BATHROOMS    |       | 1          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
| FIXTURES     |       | 3          | \$2,100 |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1970 / 52  |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 42 42 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 42 % GD 58 |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$145,900  |