Truro Planning Board Agenda
Remote Meeting
Wednesday, December 7, 2022 – 5:00 pm
www.truro-ma.gov

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 18 in Truro and on the web on the "Truro TV Channel 18" button under "Helpful Links" on the homepage of the Town of Truro website (**www.truro-ma.gov**). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at **1-866-899-4679** and entering the access code **134-054-085#** when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at ***esturdy@truro-ma.gov***.

Meeting link: **https://meet.goto.com/134054085**

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

TOWN OF TRURO
10:51 AM
DEC 01 2022
RECEIVED
TOWN CLERK
NS

1. **Planner Report**

2. **Chair Report**

3. **Minutes**
   - October 25, 2022 Special Joint Select Board and Planning Board meeting

Board Action/Review (Continued)

2022-005/PB – Regan McCarthy seeks approval of Form A – Application for Determination that Plan Does Not Require Approval (ANR) pursuant to Section 2.2 of the Town of Truro Rules and Regulations Governing the Subdivision of Land with respect to property at 35A Higgins Hollow Road, Truro MA, Atlas Map 47, Parcel 2, Registry of Deeds title reference: Book 20807, Page 42. [***Material in 8/24/2022, 9/21/2022, and 11/2/2022 packets***]

Public Hearing – Continued

2022-011/SPR – Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road (Atlas Map 54, Parcel 89, Registry of Deeds Book 31230 and Page 33). Applicants seek Residential Site Plan approval under Section 70 of the Truro Zoning Bylaw for addition to historic dwelling; demolition of cottage, and construction of new garage/studio; with landscaping and pool with porch pavilion, on a 3.66 acre non-conforming property (frontage), located in the Seashore District. [*Material in 11/16/2022 packet*] {*New material included in this packet*}

Public Hearing

2022-012/SPR – Katherine S. Cook and Christine Van Genderen, for property located at 38 Cliff Road (Atlas Map 32, Parcel 19, Registry of Deeds Book 33307 and Page 344). Applicants seek approval of amended Site Plan to reflect construction not authorized by Residential Site Plan Approval granted in Case 2020-005/SPR, including enclosure of screened porch to create living room; altered basement and first floor layouts; and addition of second floor living space in place of deck, located in Seashore District.

Warrant Article Discussion

Next Work Session: Wednesday, December 14, 2022 at 4:00 pm

Next Meeting: Wednesday, December 21, 2022 at 5:00 pm

Adjourn

TOWN OF TRURO
10:51AM
DEC 01 2022
RECEIVED
TOWN CLERK
NS

STAFF MEMORANDUM

To: Truro Planning Board

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: December 5, 2022

Re: December 7, 2022 meeting

2022 2022-005/PB - Application (Form A) of Regan McCarthy for Determination that Plan Does Not Require Approval (ANR) under the Subdivision Control Law with respect to property known as 35A Higgins Hollow Road, located partly in the Seashore District and partly in the Residential District.

Update:

The applicant has requested that this matter be put off to January 2023, and has agreed to extend the time for the Board to act on the application.

Discussions between the applicant and the National Park Service have not, as of yet, resulted in a change in the agency's position regarding the applicant's rights in Proprietors Road on Seashore property.

2022 2022-011/SPR- Robert Christopher Anderson and Loic Rossignon, for property located at 8 Stick Bridge Road, seeking Residential Site Plan approval for addition to historic dwelling; demolition of cottage, and construction of new garage/studio; with landscaping and pool with porch pavilion, on nonconforming lot (frontage) located in the Seashore District.

Update:

The applicants have submitted supplemental materials, which include a stamped site plan with a zoning table and additional height calculations as requested. The following additional information is noted:

<u>Zoning Table</u>:

The required Lot Area is inaccurately stated as 33,750 square feet; it is 3 acres. The property is compliant at 3.66 acres.

The Maximum Gross Floor Area as of right is 3,732; the figure given of 4,732 is the Maximum Gross Floor Area that could be permitted by special permit from the ZBA.

<u>Height Calculations</u>:

The height of the existing cottage is 17.3 feet; the height of the proposed garage/studio is 23.8 feet. I had flagged the fact that the average grade provided for each structure differed, which was unexplained as the garage/studio was represented to be located within the footprint of the cottage. The new site plan indicates that the garage/studio will be located to the east of the existing cottage, overlapping only partly with it. The mystery is resolved; the calculations themselves are not doubted.

The garage/studio will be less nonconforming (i.e., more conforming) than the existing cottage, being located 15.6 feet from the side lot line, as opposed to the current 4.5 feet.

Floor Plans and Elevations:

The applicants have submitted additional and more detailed floor plans and elevations for main dwelling (A1.0 to A1.2;A2.0 - A2.1); garage/studio (A1.3; A2.0; A2.2); main dwelling plus pool/pavilion area (A2.0); and a "birdseye sketch rendering" of the several proposed structures (A3.0).

Analysis of Gross Floor Area

The applicants have submitted the assessors property record cards for 25 neighboring properties and a table indicating for each a "Net Area" (unclear from where derived); Lot Acreage; Lot Area (in square feet); and "Gross Floor Area" expressed as a percentage (of what not indicated). The Zoning Bylaw does not contain any measurement by percentage for Gross Floor Area; presumably the applicants intend to demonstrate that as a percentage of *total lot area*, the proposed construction's *gross floor area* is not an outlier. Counsel may provide more explanation.

Review by other boards

The ZBA opened public hearing on the special permits to exceed Gross Floor Area and to expand/alter structures on a nonconforming lot (frontage) at its meeting on November 21, 2022. A question was raised as to the history/status of the cottage as a lawful second dwelling unit. Hearing was continued to the Board's next meeting on December 19, 2022.

2022-012/SPR- Katherine S. Cook and Christine Van Genderen, for property located at 38 Cliff Road. Applicants seek approval of amended Site Plan to reflect construction not authorized by Residential Site Plan Approval granted in Case 2020-005/SPR, including enclosure of screened porch to create living room; altered basement and first floor layouts; and addition of second floor living space in place of deck, located in Seashore District.

Project History

The property is nonconforming as to area (.64 acres in the Seashore District, where 3 acres required). By decision dated January 6, 2021, the Planning Board granted Residential Site Plan approval for a project entailing the removal of most of a then-existing dwelling, and

reconstruction with additions on an enlarged footprint.

Prior to the renovations, the dwelling was nonconforming as to front setback (16.5 feet where 50 required) and contained a total of 1,389 square feet, plus a covered deck of 76 square feet. The project as approved allowed for the construction of a screened porch of 296 square feet on the north side of the house, and the construction of an additional 213 square feet of living space on the east side of the house. As approved, the total Gross Floor Area of the dwelling was to be 1,767 square feet (1,253 square feet on the first floor; 515 square feet on the second), plus a porch/deck of 373 square feet. See Plan of Land (Outermost) dated October 23, 2020 and stamped plans dated October 26 2020 revised January 8 2021 (A1.1-A2.5). As is standard, the Board's decision included a condition that "[c]onstruction shall conform to the plans referenced in this decision."

As the project entailed alterations to a nonconforming structure on a nonconforming lot, a special permit under G.L. c. 40A, s. 6 and s. 30.7 of the Zoning Bylaw was required (and obtained) from the ZBA. The ZBA's decision also required that construction conform to the approved plans.

Project as constructed

The project as constructed deviates from the plans as approved by the Planning Board and ZBA. The screened porch was constructed as an enclosed living room. An unapproved dormer and additional living space was added on the second floor. The total as-built Gross Floor Area totals 2,697 square feet, as opposed to the 1,767 square feet approved. The first floor contains 1,527 square feet (1,253 approved); the second floor contains 1,170 square feet (515 approved). The basement and first floor layouts were evidently not constructed in conformity with the plans, since the application is for amendment of the Site Plan Approval "to change approved screened porch to living room, *revise basement plan, revise interior first floor layout,* remove second floor deck, and add second floor living space." (emphasis added). See also as-built plans dated May 2, 2022 (A1.0-A2.4).

Applicable Standard

The Zoning Bylaw does not contain a provision for amending an approved Site Plan. The application should be reviewed as a new application would be.

Special Joint Select Board & Planning Board Meeting Minutes

October 25, 2022, Meeting

Via GoToMeeting Platform

Select Board Members Present: Kristen Reed-Chair, Robert Weinstein-Vice Chair, John Dundas-Clerk, Stephanie Rein-Member

Select Board Members Absent: Susan Areson-Member

Planning Board Members Present: Anne Greenbaum-Chair, Rich Roberts-Vice Chair, Jack Riemer-Clerk, Ellery Althaus-Member, Paul Kiernan-Member, Caitlin Townsend-Member

Others Present: Kelly Clark-Assistant Town Manager, Barbara Carboni-Town Planner/Land Use Counsel, Steven Stahl-Applicant, Joseph McKinnon-Applicant, Ginny Frazier-Applicant, Karen Ruymann-Applicant

CONVENE THE SELECT BOARD SPECIAL MEETING

Chair Reed called the meeting to order at 2:30 pm and introduced the present Members of the Select Board and introduced them as well as Town staff present. Chair Reed then turned over the meeting to Chair Greenbaum to open the Planning Board meeting.

CONVENE PLANNING BOARD SPECIAL MEETING

Chair Greenbaum opened the Planning Board meeting at 2:33 pm and stated that the purpose of tonight's joint meeting was to interview applicants for the one vacancy on the Planning Board. The selected finalist will be appointed to a 6-month term. Members of the Planning Board who were present introduced themselves. Chair Greenbaum announced the process and stated that the process was reviewed by Chair Reed, Town Manager Tangeman, and Town Planner/Land Use Counsel Carboni. Chair Greenbaum stated that each applicant would receive the exact same questions to answer and then thanked the applicants for their interest.

INTERVIEW APPLICANTS FOR PLANNING BOARD

Prior to the interviews commencing, Chair Reed thanked the Applicants for their interest and then announced that she had a brief statement to read.

Chair Reed stated that something important had come to the attention of the Select Board. Chair Reed stated that she and the Select Board had an obligation to share what had occurred as the appointment process should be pristine, transparent and reflect good governance. Chair Reed announced that she and the Select Board, on Thursday, October 20th, 2022, were made aware from a constituent that Chair Greenbaum had previously conducted 1-on-1 private interviews with three of the four applicants. One applicant declined to participate in an interview. Once the information was received, Chair Reed asked Town Manager Tangeman to obtain a legal opinion on this matter from Town Counsel John Giorgio of KP Law, P.C.

Chair Reed then read Town Counsel's legal opinion. The Town Counsel opined that this was not a violation of Massachusetts' General Law, or the Town Charter, for a Member to conduct private 1-on-1 interview outside the public interview process but cautioned that it was not a best practice. The Town Counsel further added that it was not a technical violation of the Massachusetts' Open Meeting Law if the Member did not share the responses from the applicants with other Members, or if the Member did not share his/her opinions, thoughts, or impressions with the other Members outside of the public meeting forum. The Town Counsel further opined that a better practice was to reserve specific questions for each applicant in the interview portion of a public meeting so all the Members can hear the applicant's response at the same time. Chair Reed then asked Chair Greenbaum, in the spirit of transparency, to explain why these private 1-on-1 interviews had occurred and the nature of the conversations.

Chair Greenbaum stated that she had not interviewed any applicant outside of the process. Chair Greenbaum added that she had reached out to each applicant and offered to answer any questions which the applicant may have of her.

Chair Reed then recognized Member Kiernan who asked if the Truro board application will be changed as there is a question on the current application that asks if an applicant has met with a board Member. Member Kiernan noted that if there is to be no outside communication with an applicant perhaps this question should be removed from the application. Chair Reed thanked Member Kiernan for his comment and said that this will be addressed by the Select Board as the application used in this matter was specifically for appointment of advisory committee members to the Select Board. Referring to the Town Clerk's date stamped meeting minutes from the Planning Board's meeting on September 28th, 2022, Chair Reed replied that the issue of outside communication with an applicant was discussed at that meeting and Town Planner/Land Use Counsel Carboni had opined that outside communication with an applicant was not a best practice.

Chair Reed recognized Vice Chair Weinstein who commented that the reason for this meeting was due to the recent resignation of Bruce Boleyn, a Member of the Planning Board. Vice Chair Weinstein thanked Mr. Boleyn for his service to the Town. Chair Reed thanked Vice Chair Weinstein for his acknowledgement.

Chair Reed recognized Chair Greenbaum who announced that the interviews would occur in the order in which the applications were received at Town Hall. Chair Greenbaum added that the standard questions would be asked in order of each applicant. For each applicant, the first standard question was asked by a Member of the Planning Board, once answered by the applicant, a Member of the Select Board asked the next question. This was the sequence of standard questions for each applicant's interview. Once the standard questions were asked and answered, Chair Greenbaum invited Members to ask any follow-up questions if they had any.

At the start of each applicant's interview, Chair Greenbaum asked each applicant to introduce themselves and explain why they were interested in serving on the Planning Board.

The interviews were conducted in the following order:

a. Steven Stahl
b. Joseph McKinnon
c. Ginny Frazier
d. Karen Ruymann

Prior to Ms. Ruymann's interview, Chair Reed announced that she and Ms. Ruymann had joint financial interests in Chequessett Chocolate. Chair Reed added that previously she had consulted with Chair Greenbaum, Town Counsel Giorgio and Town Planner/Land Use Counsel Carboni and then submitted a Chapter 268A form so she could participate in the interviews, deliberations, and voting process for an appointee to join the Planning Board. Chair Greenbaum thanked Chair Reed for her disclosure and reiterated that Chair Reed could participate in this process objectively and fairly.

BOARD DELIBERATIONS

Prior to the Members' deliberations, Chair Reed asked Chair Greenbaum how much was allotted for deliberations and Chair Greenbaum replied that the deliberations would be 10-15 minutes. Members discussed various strengths of each applicant that included: level interest, qualifications, previous board experience, personal or professional ties to Truro, attention to the issues facing Truro as well as participation in solving those challenges, and finally, preparedness for the interview.

Chair Greenbaum asked if Members would like to rank order the applicants and provide the information to Town Planner/Land Use Counsel Carboni who would add the information to an Excel spreadsheet and share it or continue the discussion. Members were generally in agreement that the respective Chairs should make the determination.

Chair Greenbaum asked the Members to rank order the applicants from #1 (best applicant) to #4 (last choice). Member Riemer was recognized and asked if an alternate Member could be selected, and Town Planner/Land Use Counsel Carboni opined that there was no such position exists so it would have to be an action decided upon at Town Meeting. Members, in reverse order of seniority, provided their rankings to Town Planner/Land Use Counsel Carboni who recorded the Members' rankings on a shared Excel spreadsheet. Once recorded, Members considered the two top ranked applicants as finalist candidates for appointment: Ms. Frazier and Mr. Stahl.

Chair Greenbaum thanked Ms. Ruymann and Mr. McKinnon for their interest and hoped that they would still participate in the community. Chair Reed announced that she shared the same sentiment as Chair Greenbaum. Chair Reed then announced that the rank order data indicated a top finalist, Ms. Frazier, and that Chair Reed would entertain a motion to vote on Ms. Frazier's appointment.

ROLL CALL VOTE TO APPOINT PLANNING BOARD MEMBER

Vice Chair Weinstein made a motion to appoint Ginny Frazier to fill the unexpired position on the Planning Board that will expire next Annual Town Election in May 2023.
Member Kiernan seconded the motion.
Roll Call Vote:
Chair Greenbaum - Aye
Vice Chair Weinstein – Aye
Member Kiernan - Aye

Member Dundas – Aye
Member Townsend – Aye
Member Ellery – Aye
Member Riemer – Nay
Vice Chair Roberts – Aye
Chair Reed – Aye
Member Rein - Aye
So voted, 9-1-0, motion carries.

Chair Reed congratulated Ms. Frazier and instructed Ms. Frazier to swear to the Oath of Office at the Town Clerk's office. Ms. Frazier thanked the Members and will be sworn in the morning. Ms. Frazier added that she will participate in the Planning Board's meeting tomorrow evening.

Chair Reed recognized Chair Greenbaum, who congratulated Ms. Frazier and welcomed her to the Planning Board.

ADJOURN PLANNING BOARD SPECIAL MEETING

Member Kiernan made a motion to close the Planning Board meeting.
Vice Chair Roberts seconded the motion.
Roll Call Vote:
Chair Greenbaum – Aye
Member Townsend – Aye
Member Ellery – Aye
Member Riemer – Aye
Member Kiernan – Aye
Vice Chair Roberts – Aye
So voted, 6-0-0, motion carries.

ADJOURN SELECT BOARD SPECIAL MEETING

Member Dundas made a motion to adjourn at 4:36 pm.
Vice Chair Weinstein seconded the motion.
Roll Call Vote:
Vice Chair Weinstein - Aye
Member Dundas - Aye
Member Rein - Aye
Chair Reed - Aye
So voted, 4-0-0, motion carries.

Respectfully submitted,

Alexander O. Powers

_____
Darrin K. Tangeman Under the Authority of the Truro Select Board

Public Records Material Attachments

Legal Notice
Application to Serve-Steven Stahl
Application to Serve-Joseph McKinnon
Application to Serve-Ginny Frazier
Application to Serve-Karen Ruymann

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

November 30, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
Truro, MA 02666

Re: 8 Stick Bridge Road (Parcel 54-89) / Rossignon and Anderson
2022-011/SPR - Planning Board
Supplemental Materials Filing

Dear Ms. Fullerton:

Please find enclosed for filing with the above matter 10 copies of the following supplemental materials:

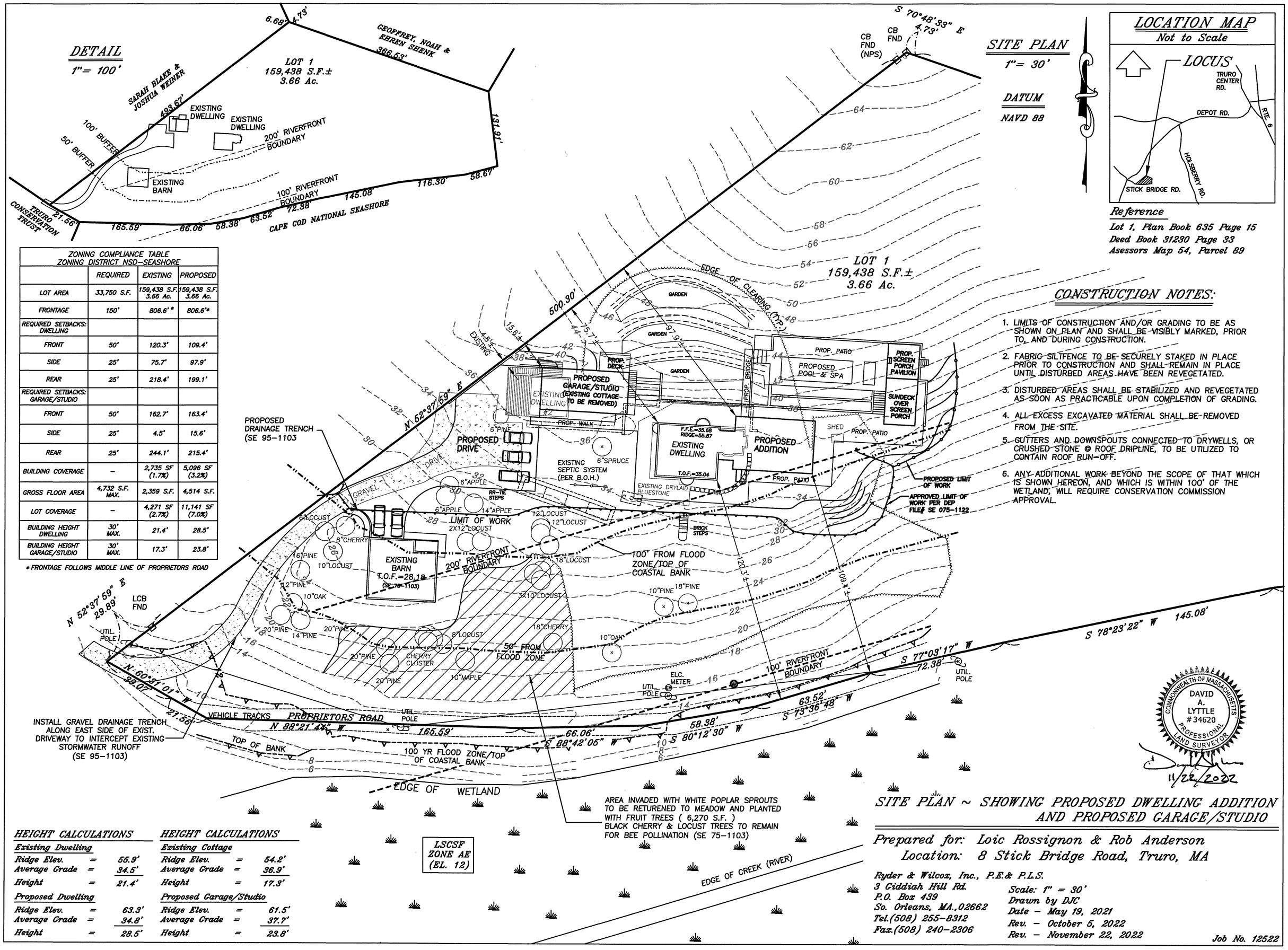
1. Ryder and Wilcox Stamped Site Plan dated 11-22-2022;
2. Gilson Landscapes, LLC Landscape Plan dated August 20, 2022;
3. A3 Architects Floor and Site Plans dated 11-28-2022 A1.0, A1.1, A1.2, A1.3, A2.0, A2.1, A2.2, A3.0;
4. Analysis of Gross Floor Area of nearby properties, with supporting Field Cards.

Thank you for your attention.

Very truly yours,

Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Barbara Carboni, Truro Land Use Counsel / Town Planner
Elizabeth Sturdy, Truro Board Manager
Brian Carlstrom, CCNS Superintendent
Lauren McKean, CCNS Planner
David Lyttle
Alison Alessi



ZONING COMPLIANCE TABLE ZONING DISTRICT NSD–SEASHORE			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	33,750 S.F.	159,438 S.F. 3.66 Ac.	159,438 S.F. 3.66 Ac.
FRONTAGE	150'	806.6'*	806.6'*
REQUIRED SETBACKS: DWELLING			
FRONT	50'	120.3'	109.4'
SIDE	25'	75.7'	97.9'
REAR	25'	218.4'	199.1'
REQUIRED SETBACKS: GARAGE/STUDIO			
FRONT	50'	162.7'	163.4'
SIDE	25'	4.5'	15.6'
REAR	25'	244.1'	215.4'
BUILDING COVERAGE	–	2,735 SF (1.7%)	5,096 SF (3.2%)
GROSS FLOOR AREA	4,732 S.F. MAX.	2,359 S.F.	4,514 S.F.
LOT COVERAGE	–	4,271 SF (2.7%)	11,141 SF (7.0%)
BUILDING HEIGHT DWELLING	30' MAX.	21.4'	28.5'
BUILDING HEIGHT GARAGE/STUDIO	30' MAX.	17.3'	23.8'

* FRONTAGE FOLLOWS MIDDLE LINE OF PROPRIETORS ROAD

HEIGHT CALCULATIONS

Existing Dwelling		
Ridge Elev.	=	55.9'
Average Grade	=	34.5'
Height	=	21.4'
Proposed Dwelling		
Ridge Elev.	=	63.3'
Average Grade	=	34.8'
Height	=	28.5'

HEIGHT CALCULATIONS

Existing Cottage		
Ridge Elev.	=	54.2'
Average Grade	=	36.9'
Height	=	17.3'
Proposed Garage/Studio		
Ridge Elev.	=	61.5'
Average Grade	=	37.7'
Height	=	23.8'

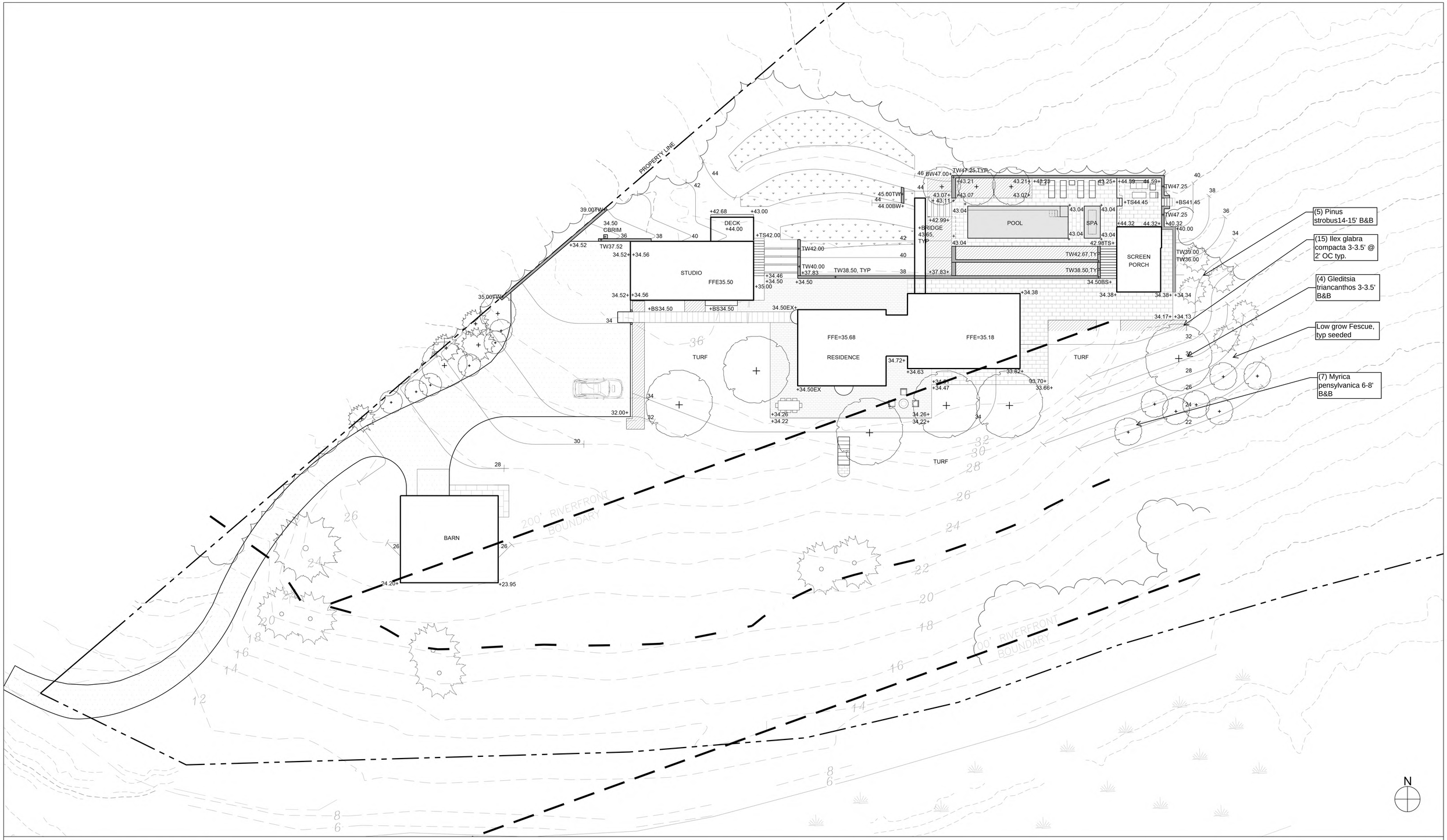
SITE PLAN ~ SHOWING PROPOSED DWELLING ADDITION AND PROPOSED GARAGE/STUDIO

Prepared for: Loic Rossignon & Rob Anderson
Location: 8 Stick Bridge Road, Truro, MA

Ryder & Wilcox, Inc., P.E.& P.L.S.
3 Giddiah Hill Rd.
P.O. Box 439
So. Orleans, MA.,02662
Tel.(508) 255-8312
Fax.(508) 240-2306

Scale: 1" = 30'
Drawn by DJC
Date – May 19, 2021
Rev. – October 5, 2022
Rev. – November 22, 2022

Job No. 12522

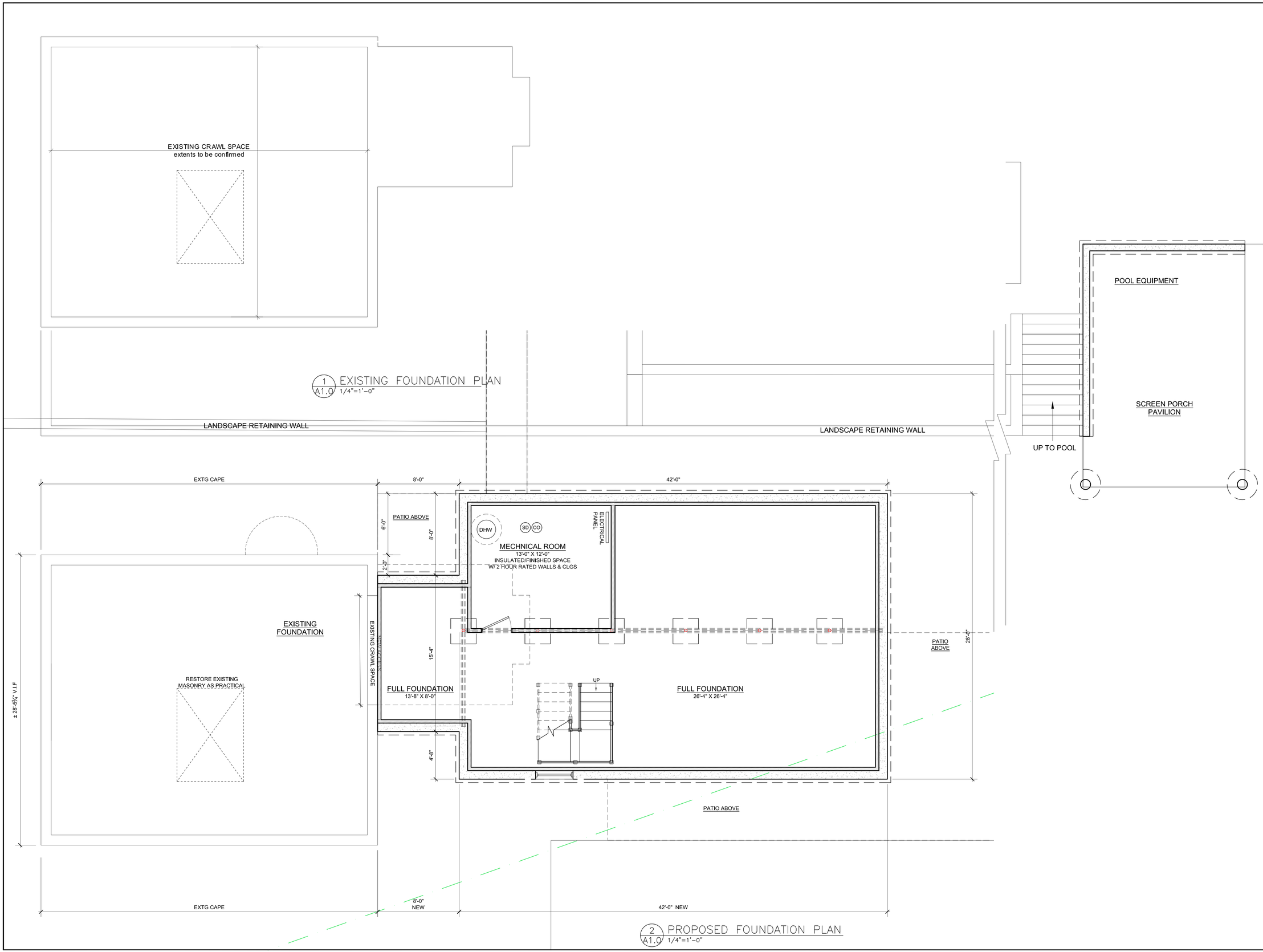


ROSSIGNON ANDERSON RESIDENCE
8 STICK BRIDGE ROAD, TRURO

PRELIMINARY SITE PLAN

A. GILSON LANDSCAPES, LLC
August 20, 2022
REVISED 11.28.2022

0 16 32 48 64 80 160 240 320 400 FEET



A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

FOUNDATION
PLAN

A3 architects, inc
Residential Commercial Net Zero

831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

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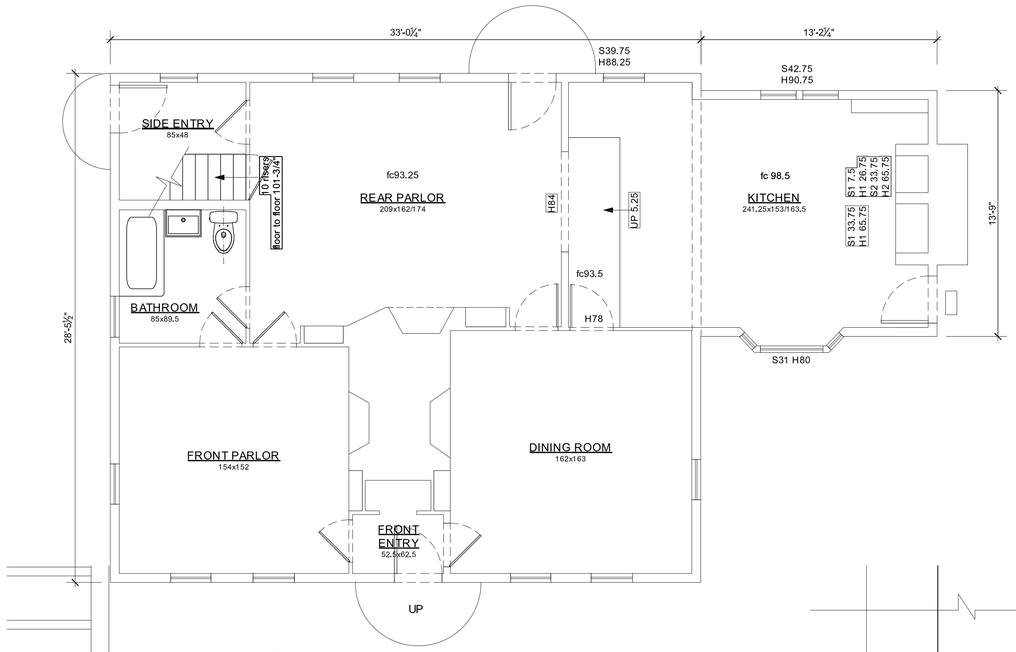
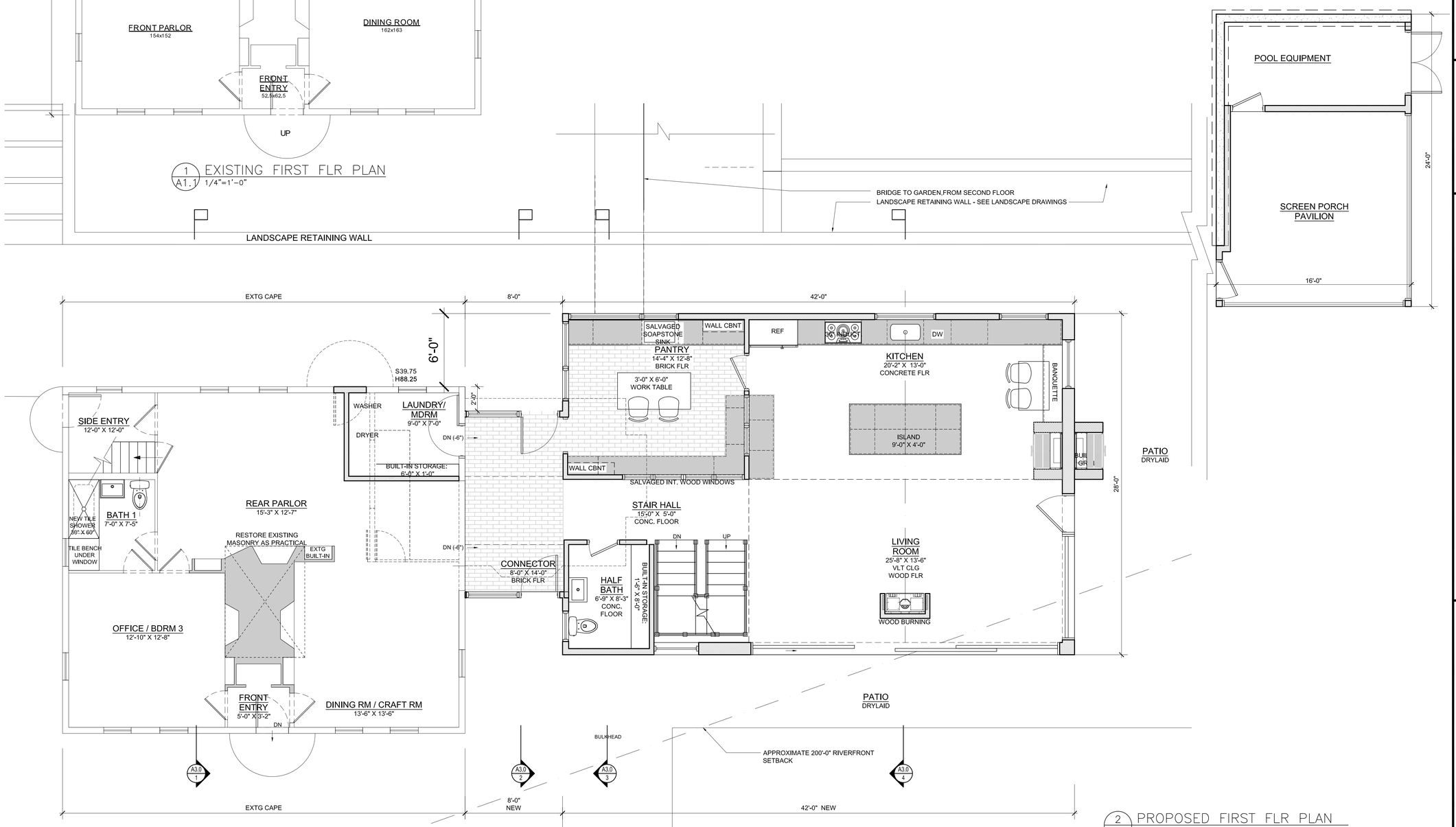
DATE:
PLANNING 11.28.2022

A1.0



1 A1.1 EXISTING FIRST FLR PLAN
1/4"=1'-0"



2 A1.1 PROPOSED FIRST FLR PLAN
1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

FIRST
FLOOR
PLAN

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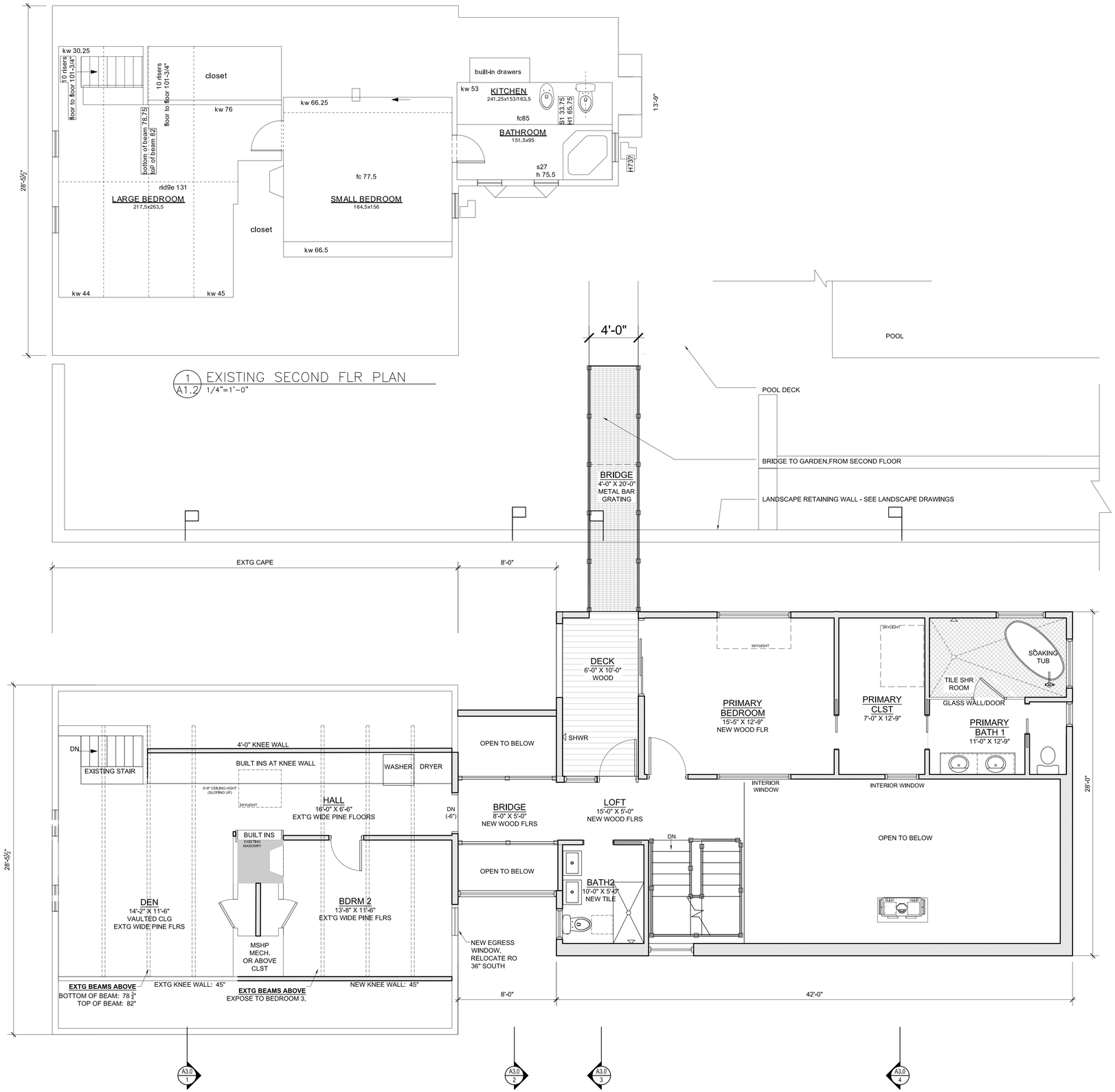
DATE:
PLANNING 11.28.2022

A1.1



A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

SECOND
FLOOR
PLAN

A3 architects, inc
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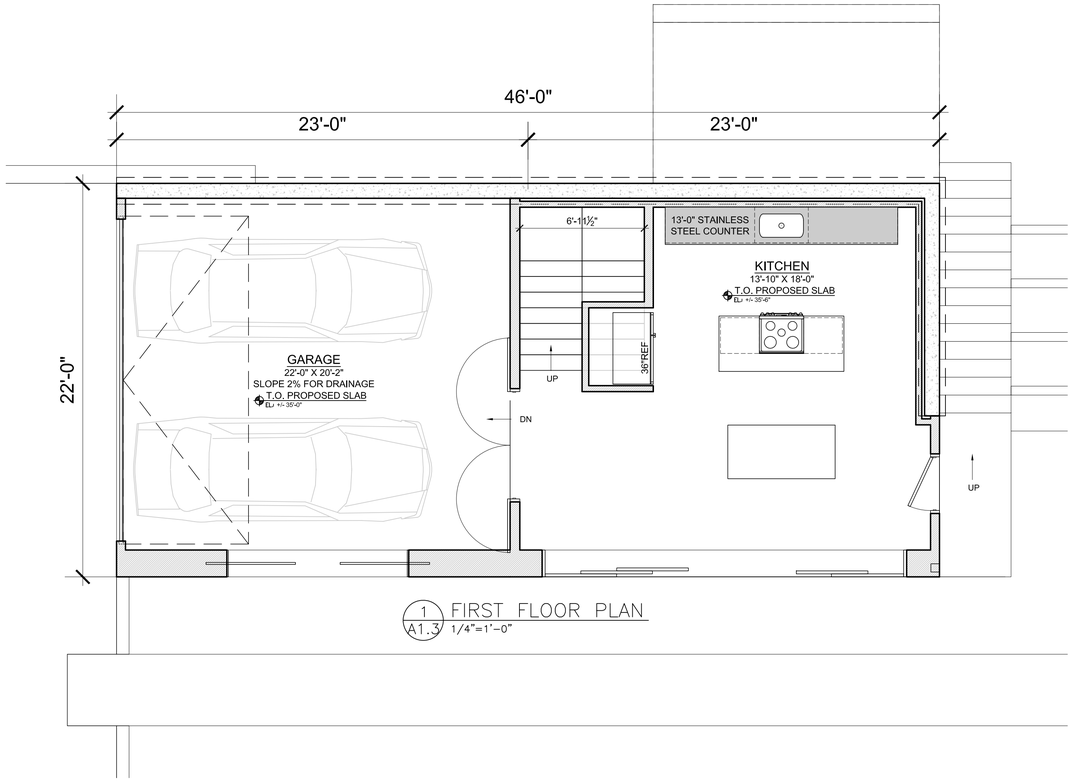
DATE:
PLANNING 11.28.2022

A1.2



1 A1.3 FIRST FLOOR PLAN
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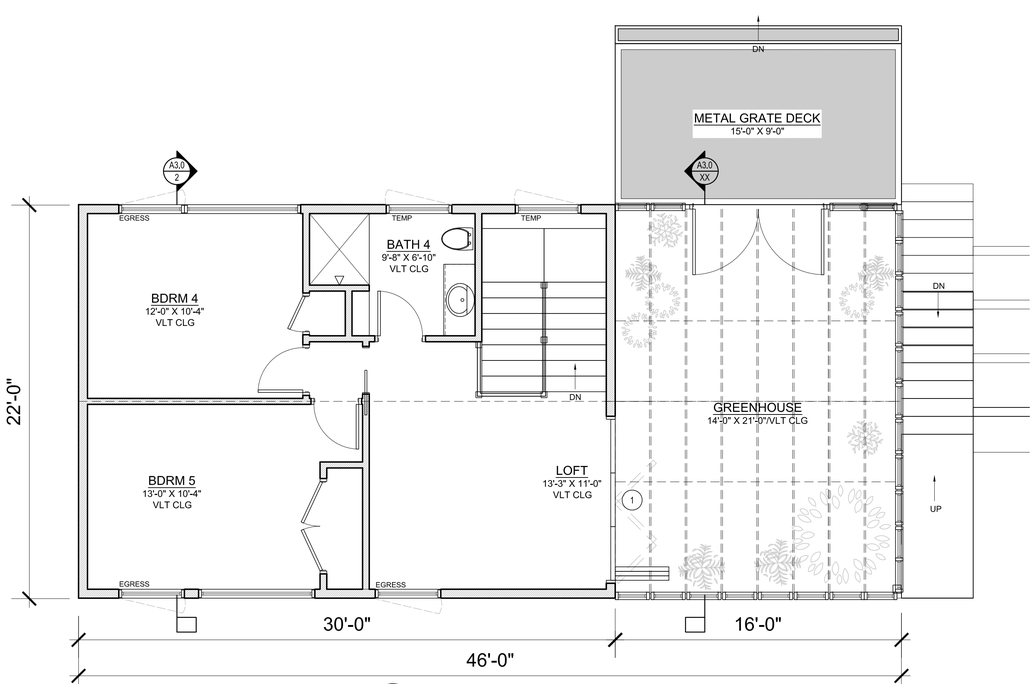

2 A1.3 SECOND FLOOR PLAN
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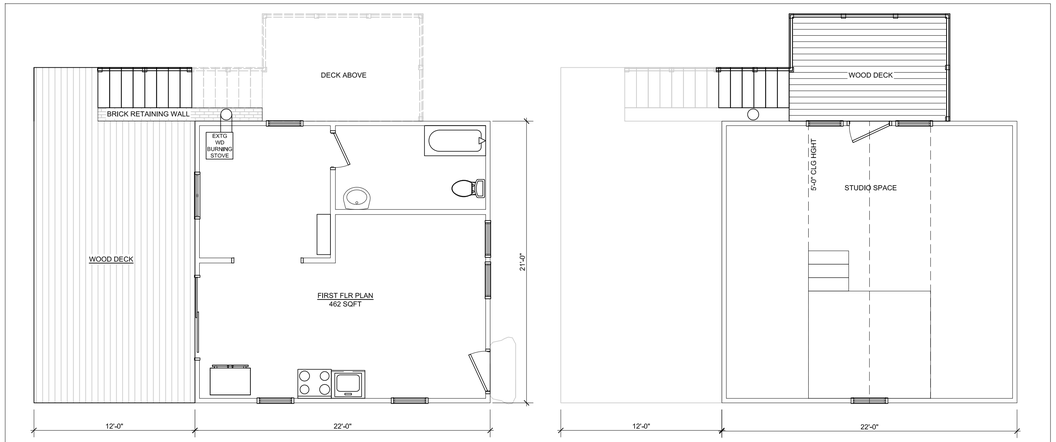
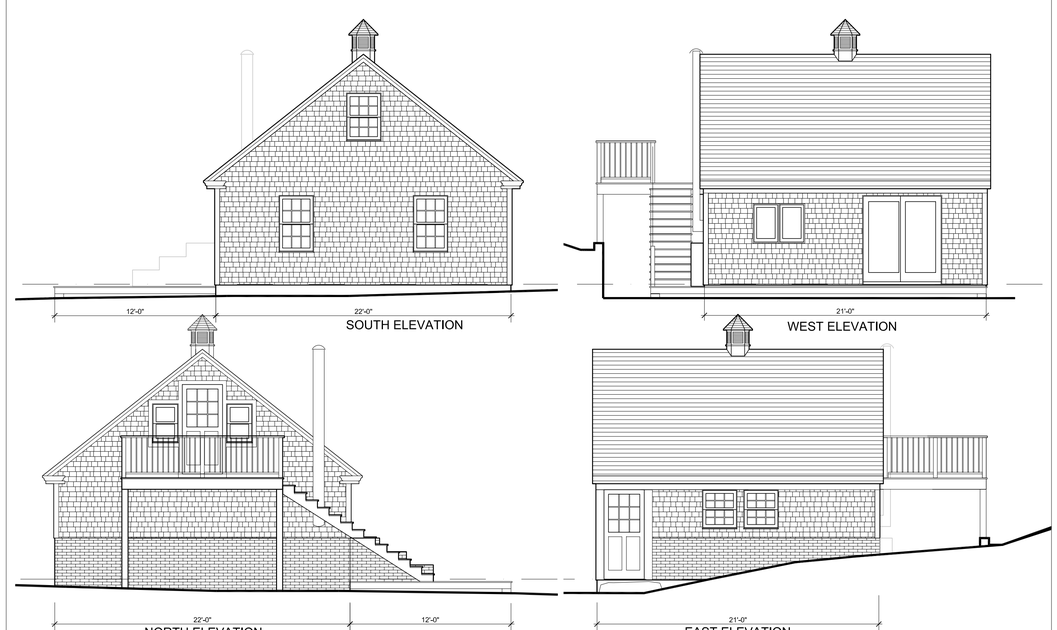


3 A1.3 EXTG PLANS
3/16"=1'-0"



4 A1.3 EXTG ELEVATIONS
3/16"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

PROPOSED
DWELLING 2 PLANS:
GARAGE & STUDIO

A3 architects, inc
Residential Commercial Net Zero
831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

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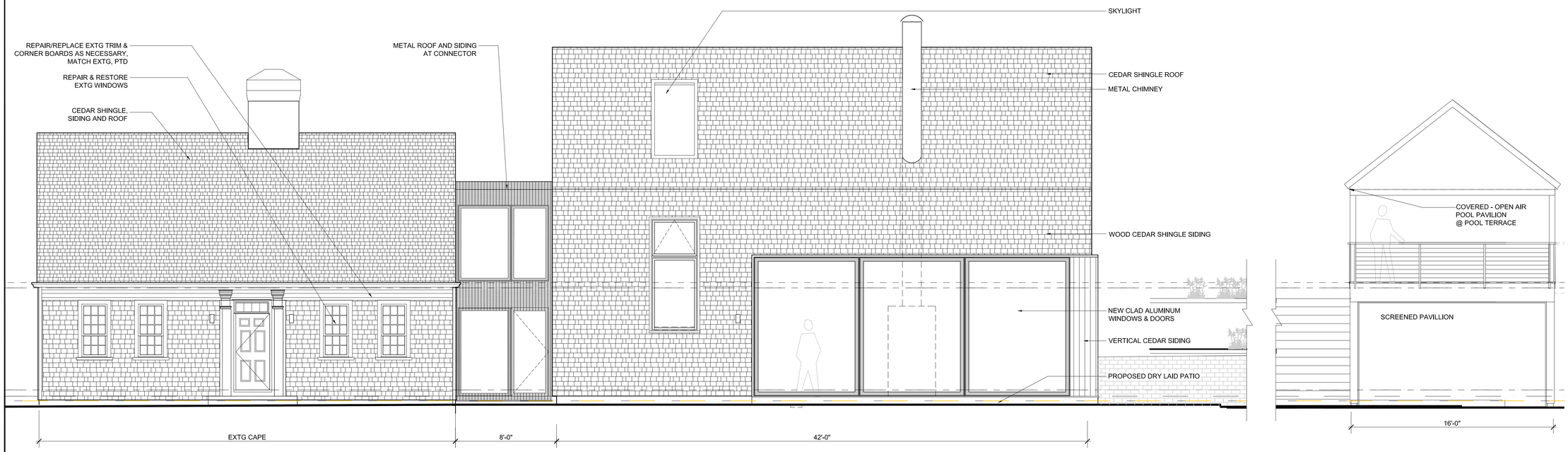
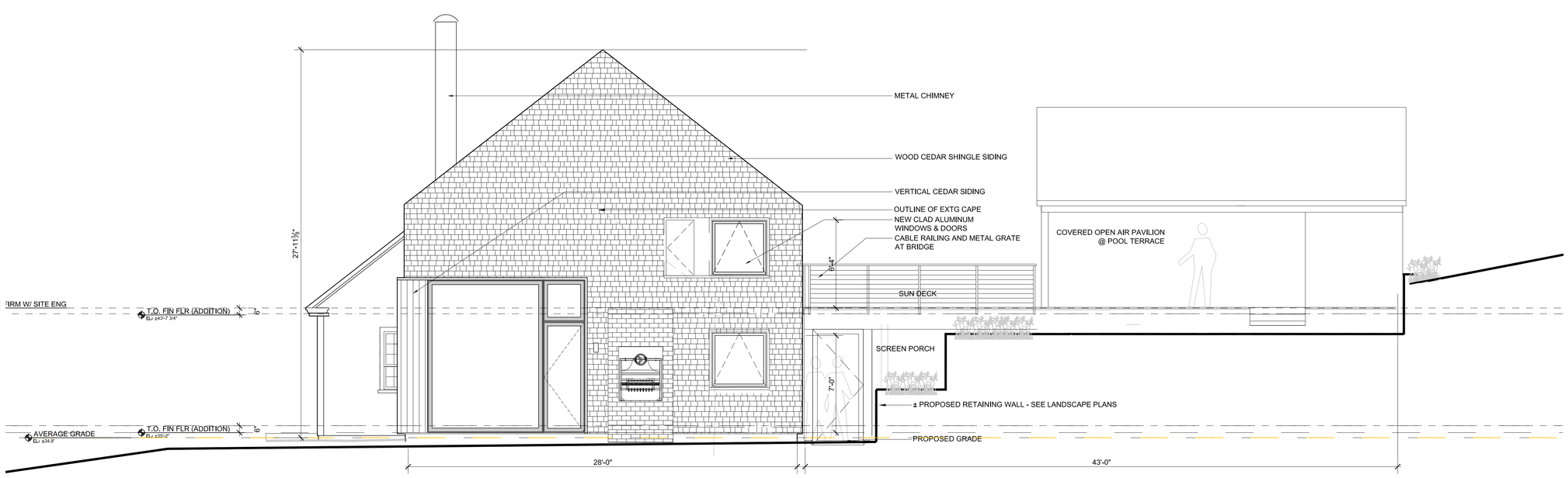
DATE:
PLANNING 11.28.2022

A1.3



1 / 2.0 SOUTH ELEVATION (RIVER VIEW)
1/4"=1'-0"



2 / 2.0 EAST ELEVATION
1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS

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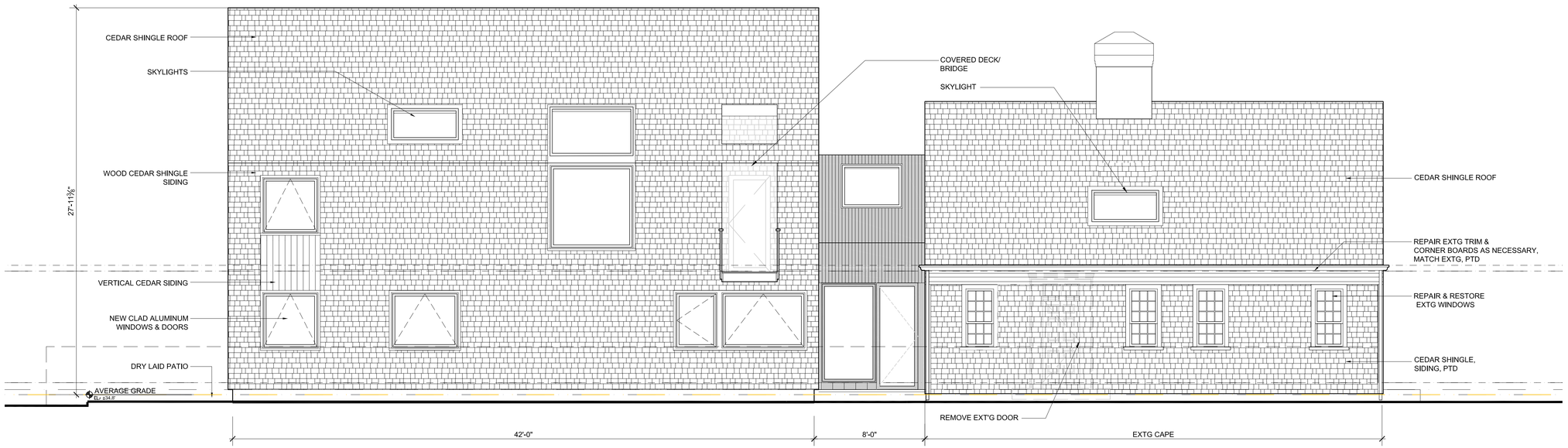
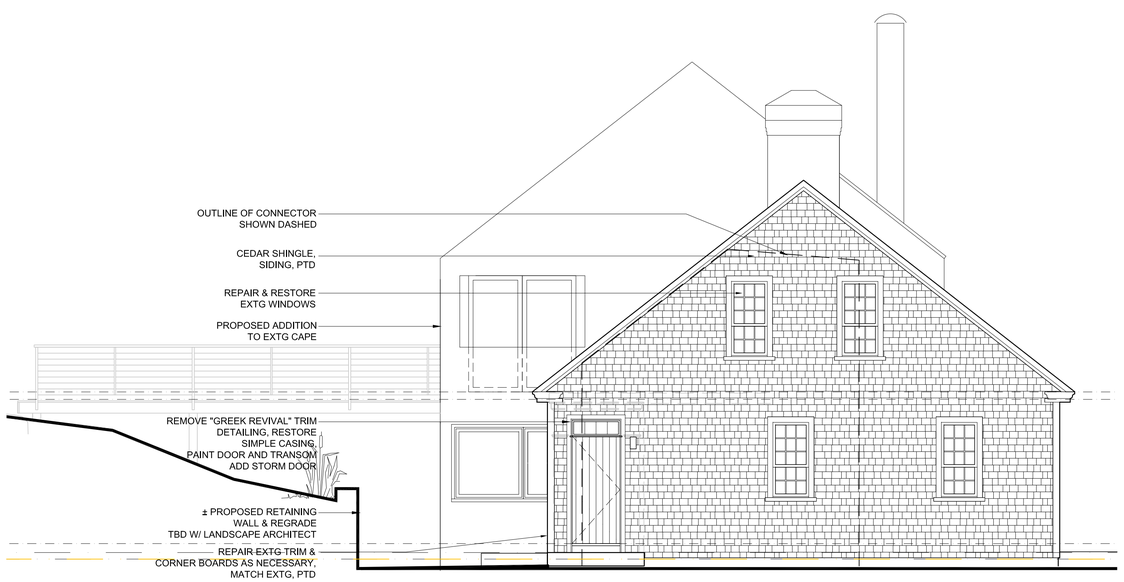
DATE:
PLANNING 11.28.2022

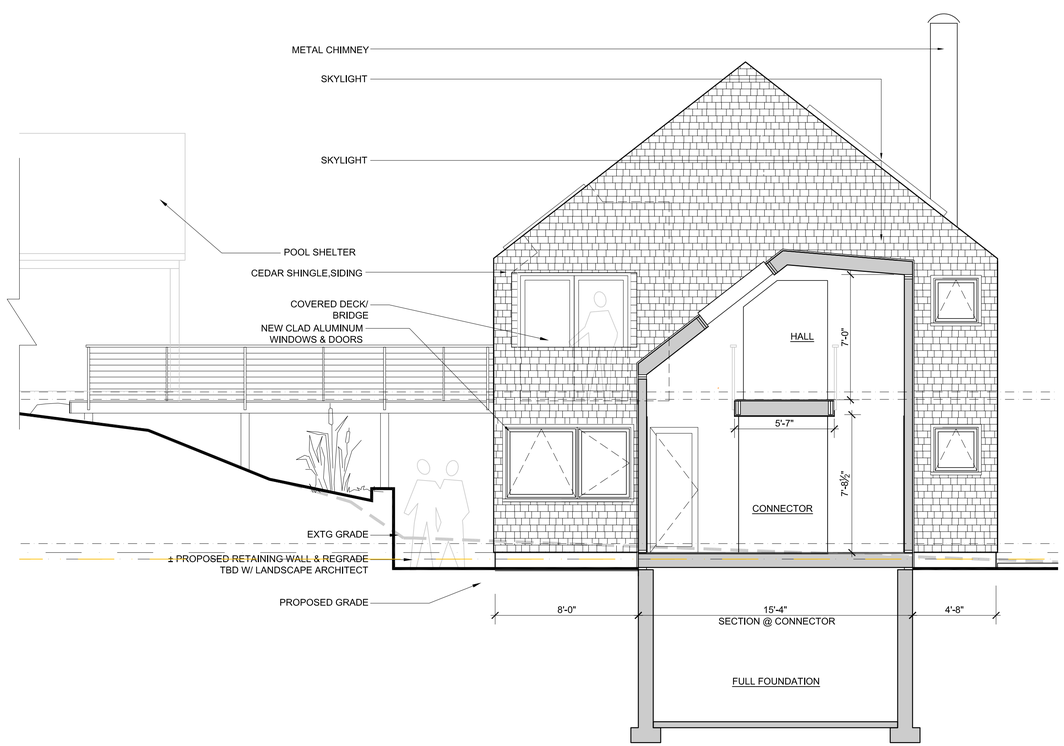
A2.0



1 / 2.1 NORTH ELEVATION (GARDEN VIEW)
1/4"=1'-0"



2 / 2.1 WEST ELEVATION
1/4"=1'-0"



3 / 2.1 WEST ELEVATION/SECTION
1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

ELEVATIONS

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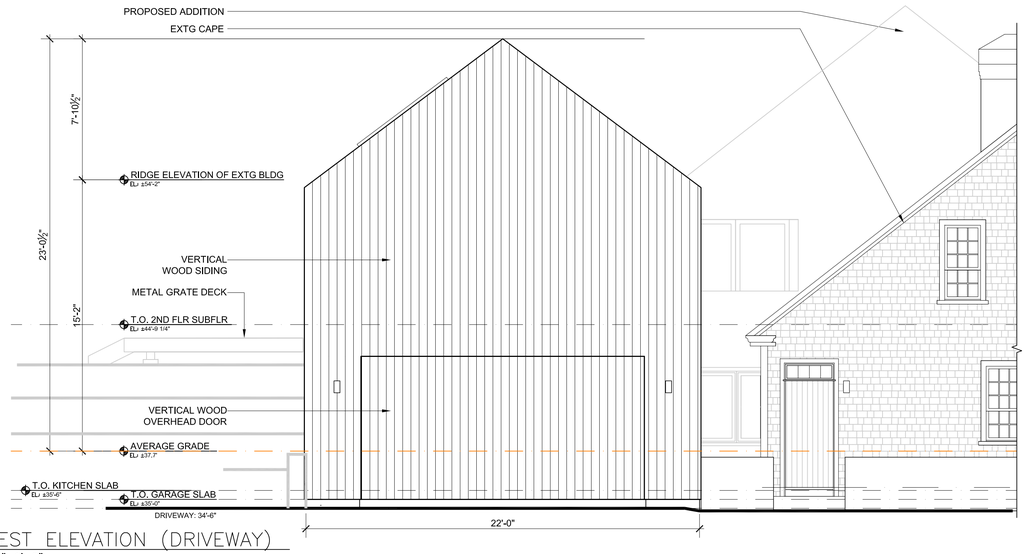
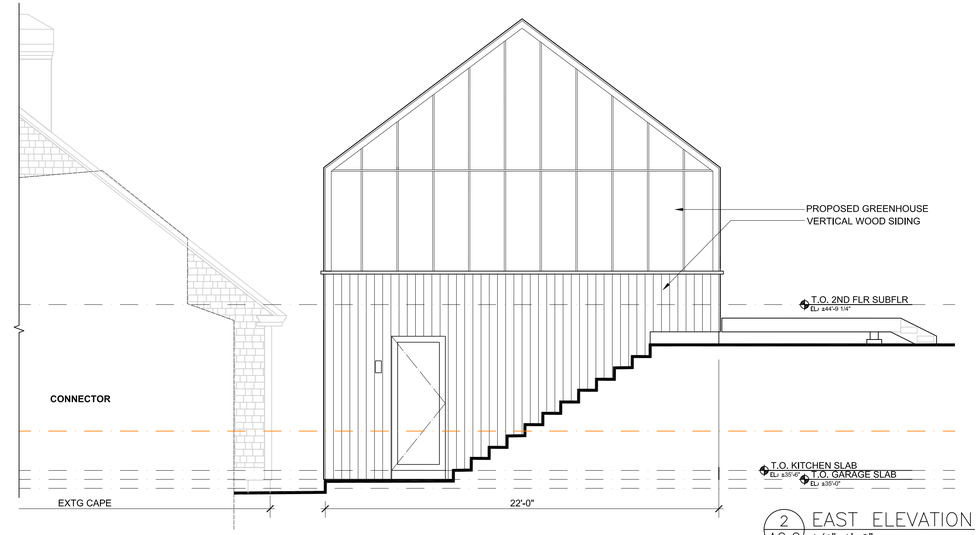
DATE:
PLANNING 11.28.2022

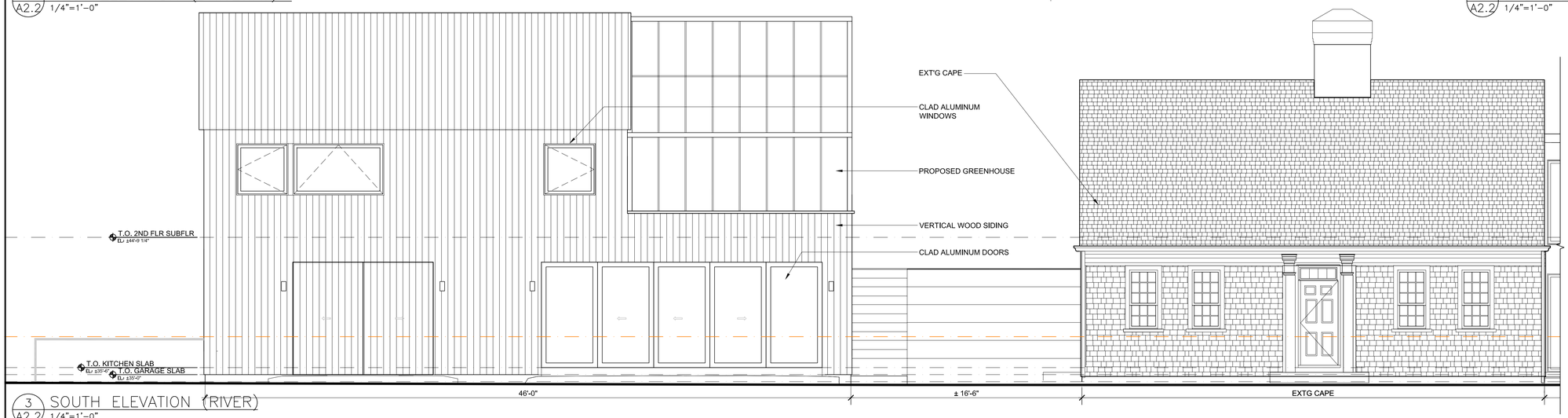
A2.1



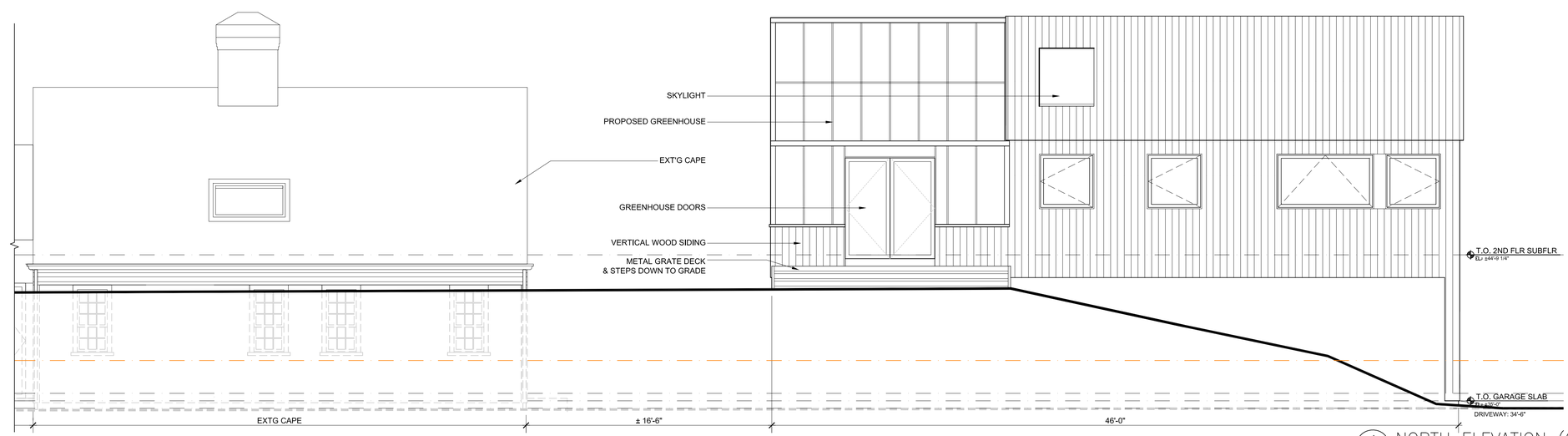
1 A2.2 WEST ELEVATION (DRIVEWAY)
1/4"=1'-0"



2 A2.2 EAST ELEVATION
1/4"=1'-0"



3 A2.2 SOUTH ELEVATION (RIVER)
1/4"=1'-0"



4 A2.2 NORTH ELEVATION (GARDEN)
1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

PROPOSED
DWELLING 2
ELEVATION:
GARAGE & STUDIO

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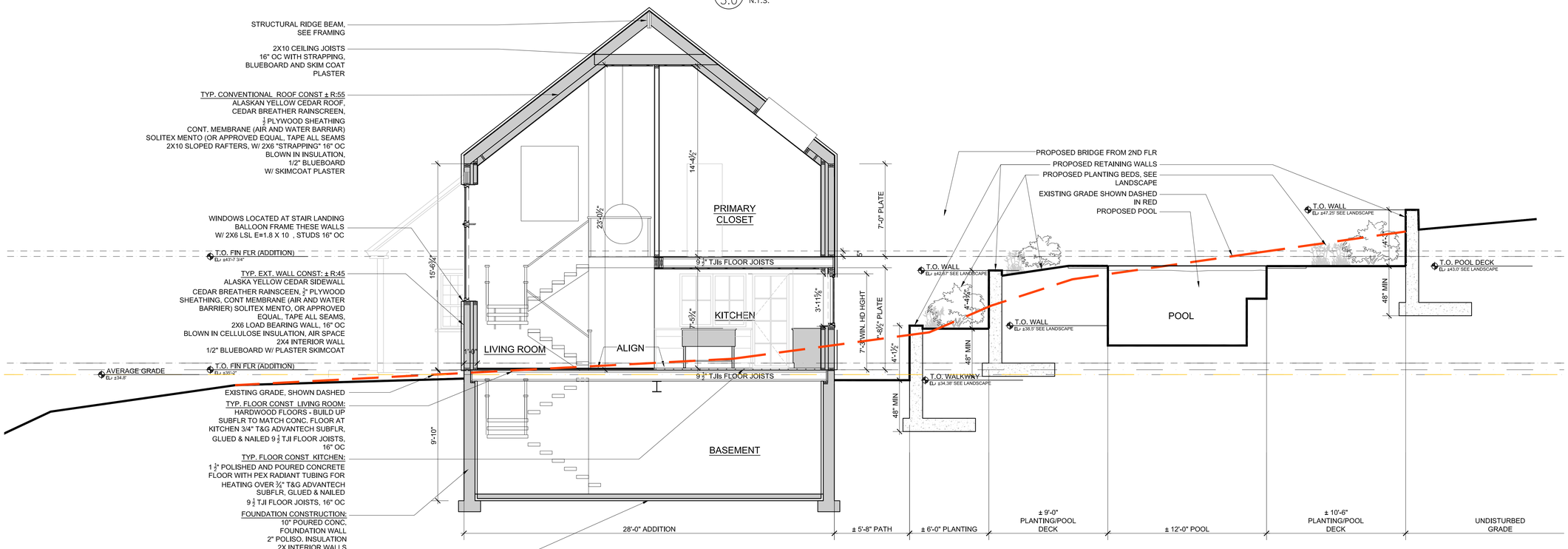
A2.2

2 / 3.0 BIRDSEYE SKETCH RENDERING
N.T.S.



1 / 3.0 SECTION THRU LIVING ROOM & POOL
1/4"=1'-0"

A RENOVATION/ADDITION FOR:

ROB ANDERSON AND LOIC ROSIGNON
8 STICKBRIDGE
TRURO MA

TITLE:

SECTIONS

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DATE:
PLANNING 11.28.2022

A3.0

Address:	Net Area:	Lot Acreage:	Lot S.F.:	Gross Floor Area
8 Stick Bridge Road	2,452	3.66	159,438	1.54%
4 Stick Bridge Road	1,826	3.73	162,479	1.12%
6 Perry's Hill Way	5,160	2.00	87,120	5.92%
28 Old County Road	2,047	5.30	230,868	0.89%
21 Holsberry Road	3,224	3.67	159,865	2.02%
25 Holsberry Road	3,478	6.66	290,109	1.20%
33 Holsberry Road	2,176	8.80	383,328	0.57%
41 Holsberry Road	1,174	3.00	130,680	0.90%
54 Old County Road	3,213	8.30	361,548	0.89%
26 Old County Road	2,801	0.96	42,253	6.63%
5 Atwood Lane	2,126	0.72	31,363	6.78%
2 Skylar Lane	2,400	0.93	40,511	5.92%
20 Holsberry Road	8,277	2.29	99,752	8.30%
11 Old Bridge Road	4,979	1.42	64,855	7.68%
18 Old County Road	2,898	3.90	**169,884**	**1.71%**
24 Old County Road	923	0.97	42,300	2.18%
22 Old County Road	2,224	1.10	47,916	4.64%
8 Atwood Lane	2,114	0.58	25,265	8.37%
8 Mill Pond Road	3,164	1.38	60,113	5.26%
10 Mill Pond Road	2,378	0.97	42,123	5.65%
2 Perry's Hill Way	1,876	1.04	45,302	4.14%
7 Mill Pond Road	1,876	1.31	57,063	3.29%
9 Mill Pond Road	3,440	1.15	50,094	6.87%
11 Abby Lane	3,724	1.07	46,609	7.99%
47 Old County Road	1,618	3.03	131,968	1.23%
53 Old County Road	1,535	0.78	33,977	4.52%
AVERAGE	**2,812**			**4.08%**
PROPOSAL	**4,514**		**159,438**	**2.83%**

Key: 3320

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657	54-89-0	8 STICK BRIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANDERSON ROBERT CHRISTOPH	04/27/2018	V	850,000	31230-33
TUDOR LYNNE RAE GROVES-	05/16/2003	J	100,000	16928-209+
TUDOR LYNNE R GROVES- &	08/04/1978	J		2760-047+

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	%
22-228	05/11/2022	4	REHAB	7,500			0	0
20-281	10/05/2020	8	BARN	95,000	03/10/2022	LG	100	100
20-270	09/30/2020	5	DEMO	4,000	01/11/2021	LG	100	100
19-070	03/11/2019	4	REHAB	6,000	11/27/2019	LG	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	16 1.00	1 1.00	1 1.00	500,960	1.00	1 1.00	SR2 1.60			388,240
300	A	2.885	16 1.00	1 1.00	1 1.00	38,240	1.00	1 1.00	SR2 1.60			110,320

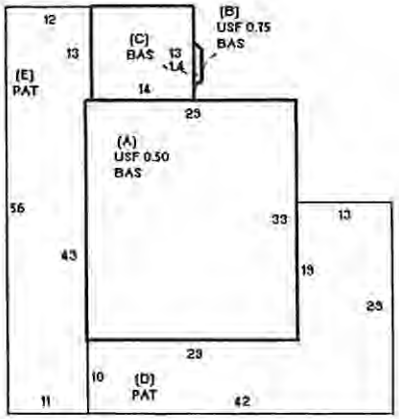
TOTAL	3.660 Acres	ZONING	NSD	FRNT	39
Nbhd	NAT'L SEASHORE	NOTE	FY11 - SHF'S WERE CBN'S NOW IN DISUSE & USED AS SHF'S; ST1 CHGD TO BLDG#2+CLASS CHG TO 109(BUT CODE 200 NEVER ADDED PER FY11REVAL+DOR SPECS.FY12 ACRG INCR PER 2010 PLAN.			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	498,600	429,800
BUILDING	396,600	292,400
DETACHED	63,000	42,500
OTHER	139,900	103,300
TOTAL	1,098,100	868,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X12		96	15.62	1,100
SHF	A 1.00	A 0.75	5*6		30	16.28	400
WSH	E 1.80	E 1.00	24*33+13*27	2020	1,143	53.82	61,500

PHOTO 11/27/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	OLD STYLE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/27/2019	LG
LIST	7/12/2010	EST
REVIEW	12/15/2010	MR

YEAR BLT	1781	SIZE ADJ	1.010
NET AREA	1,759	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.230

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
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	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,144	1781	319.83	365,883
+	USF	L	UP-STRY FIN	615	1781	249.21	153,266
+	PAT	N	PATIO	1,296		13.79	17,872
	F11	O	FPL 1S 1OP	1		11,405.60	11,406
	F22	O	FPL 2S 2OP	1		22,176.30	22,176

TOTAL RCN	574,803
CONDITION ELEM	CD

EFF.YR/AGE	1985 / 36	
COND	31 31 %	
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$396,600

Key: 3320

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,429

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANDERSON ROBERT CHRISTOPHER & ROSSIGNON LOIC 225 COMMERCIAL ST PROVINCETOWN, MA 02657	54-89-0	8 STICK BRIDGE RD

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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

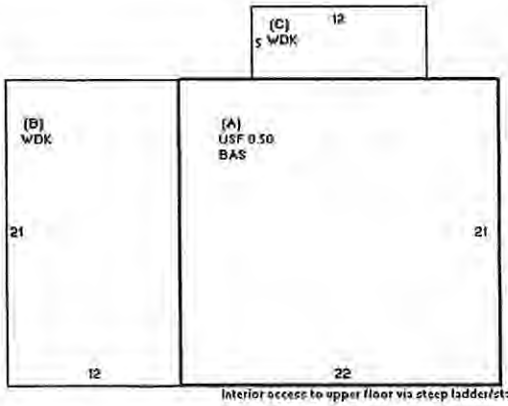
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	139,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/10/2022



Interior access to upper floor via steep ladder/stair.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/27/2019	LG
LIST	7/12/2010	EST
REVIEW		

BLDG COMMENTS

11/27/19 Both floors currently used as storage, not furnished. FY11 - CREATED DET BLDG AS EST SEPARATE RENTAL.

YEAR BLT	0	SIZE ADJ	1.060
NET AREA	693	DETAIL ADJ	1.000
SNLA(RCN)	$293	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
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	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT. FINISH	99	N/A	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	462	0	283.81	131,121
A	USF	L	UP-STRY FIN	231	0	224.53	51,867
+	WDK	N	ATT WOOD DECK	312		47.70	14,881
	MST	O	MASONRY STACK	1		2,811.10	2,811

TOTAL RCN	202,780
CONDITION ELEM	CD

EFF.YR/AGE	1985 / 36	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$139,900

Key: 3308

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,415

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BLAKE SARAH I & WEINER JOSHUA 2808 CATHEDRAL ST WASHINGTON, DC 20008	54-77-0	4 STICK BRIDGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BLAKE SARAH I & WEINER JO	06/19/2014	W	725,000	(203699)
DONALDSON LYNN BURROWS RE	07/28/2011	99		(194830)
DONALDSON LYNN B	09/16/1994	J	220,000	(135002)

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	%
20-263	09/23/2020	80	SOLAR TAXABL	26,577	01/25/2021	LG	100	100
20-153	06/22/2020	2	ADDITION	15,000	08/31/2020	LG	100	100
04-090	06/04/2004	90	BP NVC	10,000	05/25/2007	JH	100	100
92-090	08/05/1992	3	REPAIR/REMOD	50,000	06/09/1993		100	100
90-118	10/03/1990	2	ADDITION	30,000	05/17/1991		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	15 1.00	1 1.00	1 1.00	453,995	1.00	1 1.00	RV1 1.45			351,850
300	A	1.135	15 1.00	1 1.00	1 1.00	34,655	1.00	1 1.00	RV1 1.45			39,330
300	A	1.820	15 1.00	CR 0.25	1 1.00	8,664	1.00	1 1.00	RV1 1.45			15,770

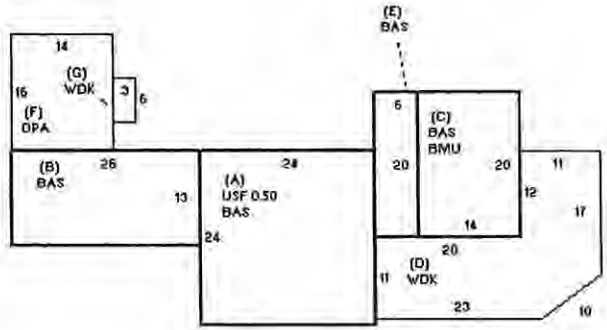
TOTAL	3.730 Acres	ZONING	RES	FRNT	291
Nbhd	SOUTH TRURO	NOTE	FY15 ADDED CONSERVATION RESTRICTION. P/O PCL W/ SFR IN CCNS+REST OUTSIDE.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	407,000	350,800
BUILDING	434,200	319,900
DETACHED	400	300
OTHER	0	0
TOTAL	841,600	671,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	P 0.45	6X8		48	16.28	400

PHOTO 06/24/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	OLD STYLE [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2015	FC
LIST	6/24/2015	FC
REVIEW	12/16/2010	MR

YEAR BLT	1850	SIZE ADJ	1.020
NET AREA	1,602	DETAIL ADJ	1.000
$NLA(RCN)	$387	OVERALL	1.200

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	914	1850	343.23	313,713
A	USF	L	UP-STRY FIN	288	1850	274.23	78,979
C	BMU	N	BSMT UNFINISHED	280		93.20	26,097
+	WDK	N	ATT WOOD DECK	467		54.82	25,603
+	BAS	L	BAS AREA	400	1990	343.23	137,292
F	OPA	N	OPEN PORCH	224		80.10	17,942
	F21	O	FPL 2S 1OP	1		17,167.90	17,168
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	620,294
CONDITION ELEM	CD

EFF.YR/AGE	1990 / 31	
COND	30 30 %	
FUNC	0	
ECON	0	
DEPR	30 % GD	70
RCNLD		$434,200

Key: 3299

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,406

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WERTKIN GERARD & BARBARA D	54-66-0	6 PERRYS HILL WAY
PO BOX 793		
TRURO, MA 02666		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WERTKIN GERARD & BARBARA	10/01/2004	O	1,100,000	19097-185
LEVY ETHEL H &	10/09/1998	99		11753-108+
LEVY, ETHEL & ROBERT TIC	04/09/1990	A		7121-174

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	%
FY2022		35	RES EXEMPT		04/12/2022		0	0
21-340	09/20/2021	3	REPAIR/REMOD	125,000	03/10/2022	LG	100	100
07-072	04/13/2007	70	POOL	78,928	06/05/2008	JH	100	100
06-131	06/15/2006	1	SINGLE FAM R	875,000	06/05/2008	JH	100	100
04-200	11/04/2004	5	DEMO	12,500			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	15	1.00	1	1.00	1	1.00	1,127,160	1.00	1	1.00	V16	3.60			873,550
300	A	1.225	15	1.00	1	1.00	1	1.00	86,040	1.00	1	1.00	V16	3.60			105,400

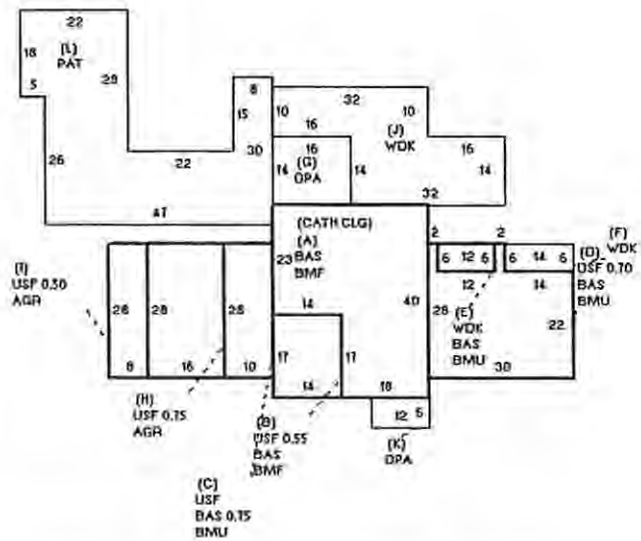
TOTAL	2.000 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	HAS EASEMENT OVER PERRY HILL WAY.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	979,000	843,900
BUILDING	1,926,600	1,325,100
DETACHED	34,400	32,800
OTHER	0	0
TOTAL	2,940,000	2,201,800

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	V	1.50	G+	0.95	20*40	2007	800	45.25	34,400

PHOTO 03/10/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	16	1.30	NEW STYLE [100%]	LIST	3/10/2022	LG
QUALITY	V	1.52	VERY GOOD [88%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	12/13/2010	MR

YEAR BLT	2006	SIZE ADJ	0.975
NET AREA	3,584	DETAIL ADJ	1.010
$NLA(RCN)	$618	OVERALL	1.340

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.55	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4.5	1.00
FIXTURES	17	$11,900
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH	1,280		195.39	250,100
A	BAS	L	BAS AREA	1,042	2006	470.85	490,628
+	BAS	L	BAS AREA	1,204	2006	470.85	566,905
+	USF	L	UP-STRY FIN	890	2006	383.90	341,670
+	BMU	N	BSMT UNFINISHED	1,036		116.04	120,222
+	WDK	N	ATT WOOD DECK	924		75.76	70,004
+	OPA	N	OPEN PORCH	296		118.06	34,946
+	AGR	N	ATTACHED GARAGE	672		148.49	99,782
+	USF	L	UP-STRY FIN	448	2006	383.90	171,987
L	PAT	N	PATIO	1,408		22.03	31,017
	F21	O	FPL 2S 1OP	1		25,305.30	25,305
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	2,214,467
CONDITION ELEM	CD
EFF.YR/AGE	2008 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	$1,926,600

Key: 3309

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,416

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHENK GEOFFREY C,SHENK NOAH E&	54-78-0	28 OLD COUNTY RD
SHENK EHREN G.A.		
c/o APRYL SHENK		
PO BOX 1030		
NORTH TRURO, MA 02652-1030		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHENK GEOFFREY C,SHENK NO	01/22/2021	A	1	33714-237
SHENK MARY KEVIN K & EHRE	05/16/1995	A		9669-106

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	%
	07/07/2010	20	NO PERMIT		03/04/2013	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	360,065	1.00	1	1.00	R05	1.15			279,050
300	A	4.335	15	1.00	1	1.00	1	1.00	27,485	1.00	1	1.00	R05	1.15			119,150
350	A	0.190	15	1.00	1	1.00	1	1.00	6,000	1.00	1	1.00	TWP	1.00			1,140

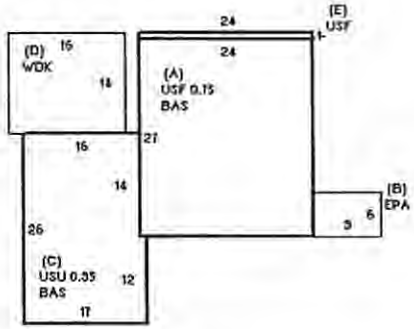
TOTAL	5.300 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	1.179 AC W/ SFR+SHF WITHIN CCNS+4.123 AC W/ BARN OUTSIDE CCNS PER PLAN 512-52. GUL=GAR (12X28) ON LEFT+UNFIN WORKSHOP (16X28) ON RIGHT PER 2/29/12 BP INSPEC.			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	399,300	344,200
BUILDING	260,000	230,100
DETACHED	18,800	18,000
OTHER	0	0
TOTAL	678,100	592,300

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	P	0.45	28*28		784	44.90	15,800
SHF	A	1.00	P	0.45	9*5		45	16.28	300
UTB	A	1.00	A	0.75	10*12		120	18.70	1,700
CAN	A	1.00	A	0.75	12*16 ON UTB		192	6.90	1,000

PHOTO 03/04/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	15	1.10	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/4/2013	FC
LIST	7/7/2010	EST
REVIEW	5/27/2011	MR

BLDG COMMENTS

FLR COVER=ESTIMATE.

YEAR BLT	1790	SIZE ADJ	1.020
NET AREA	1,586	DETAIL ADJ	1.000
SNLA(RCN)	$342	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	6	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,076	1790	294.11	316,461
B	EPA	N	ENCL PORCH	54		174.51	9,424
C	USU	N	UPPER STORY UNF	407		128.75	52,401
D	WDK	N	ATT WOOD DECK	224		52.33	11,722
+	USF	L	UP-STRY FIN	510	1790	231.51	118,071
	F23	O	FPL 2S 3OP	1		31,464.00	31,464

TOTAL RCN	541,642
CONDITION ELEM	CD

EFF.YR/AGE	1960 / 61	
COND	52	52 %
FUNC	0	
ECON	0	
DEPR	52	% GD 48
RCNLD		$260,000

Key: 3311

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,418

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IRWIN R REIN & MARSHA L REIN 2018 LIVING TRST DTD 7/16/18 TRS: MARSHA L & IRWIN R REIN 424 CARLTON RD WYCKOFF, NJ 07481	54-80-0	21 HOLSBERY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
IRWIN R REIN & MARSHA L R	08/23/2018	F	1	31483-214
REIN MARSHA L & IRWIN R	05/02/2002	99		15119-233
REIN MARSHA L	02/09/2001	QS	290,000	13548-179

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	%
11-227	10/26/2011	2	ADDITION	250,000	10/26/2012	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Loi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	500,960	1.00	1	1.00	SR2	1.60			388,240
300	A	2.895	16	1.00	1	1.00	1	1.00	38,240	1.00	1	1.00	SR2	1.60			110,700

TOTAL	3.670 Acres	ZONING	NSD	FRNT	0
Nbhd	NAT'L SEASHORE	NOTE	FY14=DELETED GHP (NO FTG OR FDN SO=PP) +SHF@42 SF (=GARBAGE SHED).		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	498,900	430,100
BUILDING	712,500	532,500
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	1,213,000	964,200

SEC A+B=ORIG SFR; REST=2012 ADDN (1ST FL=KITCH+GREAT RM+2 BR+2 FULL BA; 2ND FL=BR+FULL BA+LOFT)

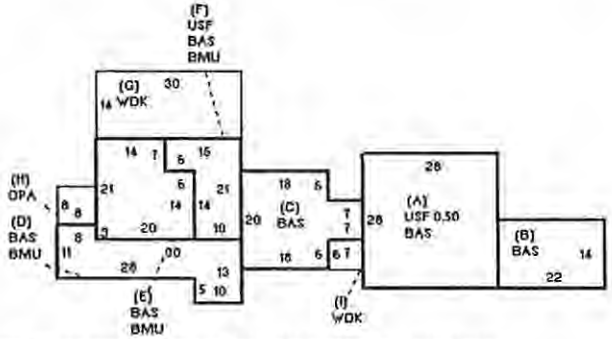
1 BR CONVERTED TO OFFICE IN ORIG SFR (ALSO HAS LR+KITCH+3 BR+FULL BA)

DWLG IS STILL A SFR PER 10/23/12 E-MAIL FROM BLDG COMMISH

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	8*12		96	15.62	1,100
OSH	-	0.90	F	0.60	ATT TO SHF 5		35	5.94	100
PH1	A	1.00	A	0.75	8*8		64	6.20	300
PTD	A	1.00	D	0.20	IRREG 12*22		264	2.20	100

PHOTO 11/21/2019



SEC E+F HAS 10' FT FRONT DORMER+FULL REAR DORMER; SEC E HAS CATH CLG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.10	CAPE [100%]	LIST	11/21/2019	REF
QUALITY	+	1.10	GOOD+/AVE+ [100%]	REVIEW	12/15/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1858	SIZE ADJ	0.980
NET AREA	3,160	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,092	1858	286.45	312,808
A	USF	L	UP-STRY FIN	392	1858	242.21	94,944
+	BAS	L	BAS AREA	1,046	2012	286.45	299,631
+	BMU	N	BSMT UNFINISHED	1,008		70.60	71,162
E	BAS	L	BAS AREA	378	2012	286.45	108,280
F	USF	L	UP-STRY FIN	252	2012	242.21	61,036
+	WDK	N	ATT WOOD DECK	462		49.16	22,714
H	OPA	N	OPEN PORCH	64		103.76	6,641
	KIT	O	XTRA KITCHEN	1		16,962.20	16,962
	MST	O	MASONRY STACK	1		3,078.80	3,079

TOTAL RCN	1,003,555
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 29
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	$712,500

Key: 3321

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,430

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POWERS KSENIJA O REV LIV TR	54-90-0	25 HOLSBERY RD
TRS: POWERS KSENIJA O		
C/O ODETTE NEWTON		
1108 HEMPFIELD DR		
LANCASTER, PA 17601		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POWERS KSENIJA O REV LIV	10/13/2000	F		13295-031
POWERS KSENIJA O	12/23/1998	99		11938-094
POWERS KSENIJA O	07/06/1965	99		1304-643

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	%
FY2018		35	RES EXEMPT		10/01/2017		0	0
13-204	08/23/2013	90	BP NVC	2,800	12/02/2013	FC	100	100
13-035	02/26/2013	6	SHED	5,000	11/29/2012	FC	100	100
12-233	10/05/2012	90	BP NVC	9,300	01/07/2013	FC	100	100
12-198	08/24/2012	9	DECK	4,375	11/29/2012	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	939,300	1.00	1	1.00	SV1	3.00			727,960
300	A	5.515	16	1.00	1	1.00	1	1.00	71,700	0.96	1	1.00	SV1	3.00			377,710
350	A	0.370	16	1.00	1	1.00	1	1.00	6,000	1.00	1	1.00	TWP	1.00			2,220

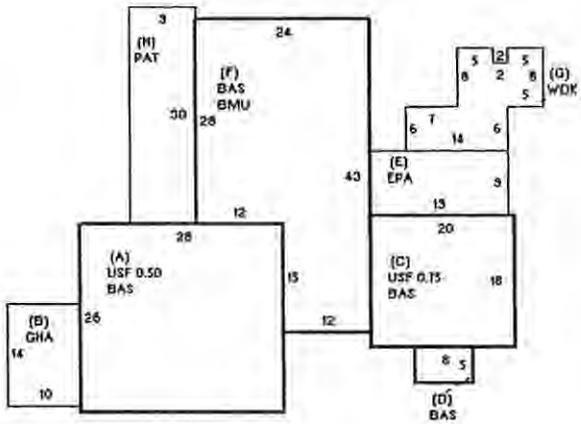
TOTAL	6.660 Acres	ZONING	NSD	FRNT	253
Nbhd	NAT'L SEASHORE	NOTE	IS SUBDIVIDABLE INTO 2 LOTS? MIN LOT SIZE IN NSS=3.00 AC BUT PCL HAS ONLY 253.08' FRONTAGE PER SEWALL MAP.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,107,900	955,000
BUILDING	569,800	391,200
DETACHED	35,600	44,500
OTHER	123,500	91,700
TOTAL	1,836,800	1,482,400

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	D	0.20	TENNIS 7200		1	20,023.10	4,000
ST1	A	1.00	A	0.75	15*25		372	90.90	25,400
PTD	A	1.00	P	0.45	20*10		200	2.20	200
GHD	A	1.00	A	0.75	8*20	1991	160	36.65	4,400
SHF	A	1.00	G	0.90	10*12	2010	120	15.18	1,600

PHOTO 10/14/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.10	CAPE [100%]	LIST	10/14/2021	LG
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	4/5/2021	MR

BLDG COMMENTS

10/14/2021 Tenant of ST1 confirmed interior details of all bldgs (C-19).

YEAR BLT	1800	SIZE ADJ	0.990
NET AREA	2,614	DETAIL ADJ	1.000
$NLA(RCN)	$321	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	11	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	11	57,700
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,980	1800	276.71	547,891
+	USF	L	UP-STRY FIN	634	1800	224.42	142,281
B	GHA	N	GREENHOUSE	140		131.45	18,403
E	EPA	N	ENCL PORCH	171		124.88	21,354
F	BMU	N	BSMT UNFINISHED	852		68.35	58,236
G	WDK	N	ATT WOOD DECK	176		54.09	9,520
H	PAT	N	PATIO	270		14.90	4,023
	F21	O	FPL 2S 1OP	2		14,264.00	28,528

TOTAL RCN	837,935
CONDITION ELEM	CD

EFF.YR/AGE	1980 / 41	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$569,800

Key: 3321

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,431

CURRENT OWNER	PARCEL ID	LOCATION
POWERS KSENIJA O REV LIV TR TRS: POWERS KSENIJA O C/O ODETTE NEWTON 1108 HEMPFIELD DR LANCASTER, PA 17601	54-90-0	25 HOLSBERY RD

LEGAL

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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

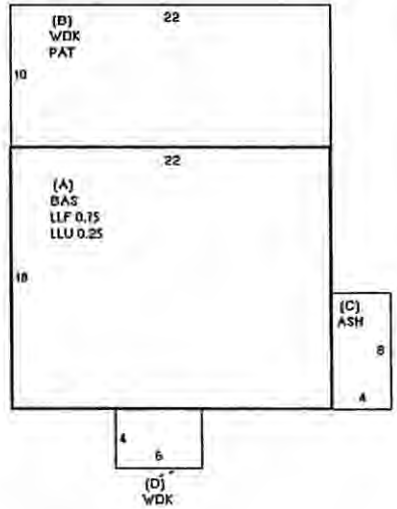
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	123,500	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/14/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/14/2021	LG
LIST	10/14/2021	LG
REVIEW	4/5/2021	MR

BLDG COMMENTS

At driveway, marker points to 25A. 10/14/2021 Interior info confirmed by person at ST1. 2 BR on lower level. FLR COVER=ESTIMATE.

YEAR BLT	1976	SIZE ADJ	1.060
NET AREA	693	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.920

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	2	1.00
BEDROOMS	2	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	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	LLU	N	LOWER LEVEL UNF	99		128.60	12,731
A	LLF	L	LOWER LEVEL FIN	297	1976	171.99	51,081
A	BAS	L	BAS AREA	396	1976	251.06	99,421
B	PAT	N	PATIO	220		12.99	2,857
C	ASH	N	ATT SHED	32		34.62	1,108
+	WDK	N	ATT WOOD DECK	244		44.68	10,901

TOTAL RCN	181,599
CONDITION ELEM	CD

EFF.YR/AGE	1981 / 40	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$123,500

Key: 3323

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,433

CURRENT OWNER	PARCEL ID	LOCATION
SEBASTIAN JUNGER REV TRUST	54-92-0	33 HOLSBERY RD
TRS: JUNGER SEBASTIAN M		
141 ATTORNEY ST, UNIT 3B		
NEW YORK, NY 10002		

LEGAL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SEBASTIAN JUNGER REV TRUS	04/28/2016	F		29611-281
JUNGER M SEBASTIAN	09/18/2000	H	475,000	13246-336
FRANK JEAN K EST OF & JON	12/31/1999	H		N/A-N/A

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	%
02-029	02/28/2002	4	REHAB		05/02/2004	BT	100	100
01-041	03/23/2001	4	REHAB	45,000	05/02/2004	BT	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	16 1.00	1 1.00	1 1.00	939,300	1.00	1 1.00	SV1 3.00			727,960
300	A	8.025	16 1.00	1 1.00	1 1.00	71,700	0.79	1 1.00	SV1 3.00			454,500

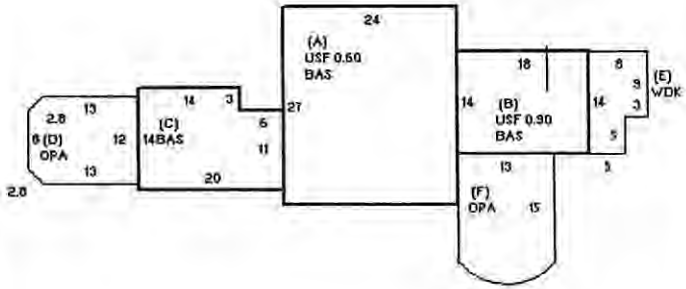
TOTAL	8.800 Acres	ZONING	NSD	FRNT	0
Nbhd	NAT'L SEASHORE	NOTE	VW=MARSH. CAN'T SUBDIVIDE (NO FRONTAGE).		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,182,500	1,019,300
BUILDING	505,500	372,800
DETACHED	19,800	10,000
OTHER	0	0
TOTAL	1,707,800	1,402,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A 1.00	A 0.75	21*27		567	44.90	19,100
ASH	A 1.00	A 0.75	ATT TO GAR 8		80	11.22	700

PHOTO 10/14/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.27	GOOD [85%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/14/2021	LG
LIST	10/14/2021	LG
REVIEW	12/15/2010	LVM

BLDG COMMENTS

10/14/2021 Owner confirmed interior data at door (C-19). BMU=13x29.

YEAR BLT	1800	SIZE ADJ	1.010
NET AREA	1,778	DETAIL ADJ	1.000
$NLA(RCN)	$406	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	648	1800	366.84	237,713
A	USF	L	UP-STRY FIN	389	1800	285.85	111,195
B	BAS	L	BAS AREA	252	2002	366.84	92,444
B	USF	L	UP-STRY FIN	227	2002	285.85	64,888
C	BAS	L	BAS AREA	262	1800	366.84	96,112
+	OPA	N	OPEN PORCH	398		80.06	31,864
E	WDK	N	ATT WOOD DECK	97		83.41	8,091
	BMU	N	BSMT UNFINISHED	377		98.64	37,188
	F11	O	FPL 1S 1OP	1		13,082.20	13,082
	F22	O	FPL 2S 2OP	1		25,436.20	25,436

TOTAL RCN	722,213
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$505,500

Key: 3324

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,434

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
M SEBASTIAN JUNGER REV TRUST	54-93-0	41 HOLSBERY RD
TRS: M SEBASTIAN JUNGER		
141 ATTORNEY ST 3B		
NEW YORK, NY 10022		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
M SEBASTIAN JUNGER REV TR	05/05/2016	F		29630-116
JUNGER M SEBASTIAN	02/02/2005	QS	850,000	19498-62
HERRICK KATE D	04/27/1993	J	50,000	8541-330

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	%
97-182	12/01/1997	8	BARN	4,000	01/01/2001		100	100
97-004	01/01/1997	10	ALL OTHERS	1,200	01/01/2001		100	100
93-005	01/15/1993	6	SHED	4,000	06/07/1993		100	100
91-080	07/31/1991	2	ADDITION	8,000	07/27/1992		100	100
90-087	07/16/1990	9	DECK	2,500	12/31/1990		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	16 1.00	1 1.00	1 1.00	500,960	1.00	1 1.00	SR2 1.60			388,240
300	A	2.225	16 1.00	1 1.00	1 1.00	38,240	1.00	1 1.00	SR2 1.60			85,080

TOTAL	3.000 Acres
Nbhd	NAT'L SEASHORE
Infl1	NO ADJ
Infl2	NO ADJ

ZONING NSD FRNT 0

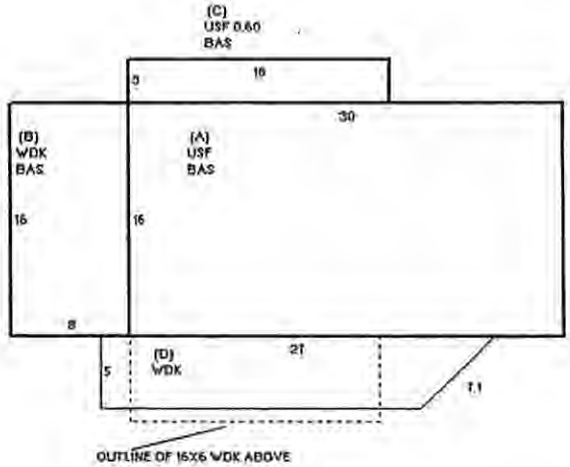
NOTE: OPA+8X12 SHF ATT TO 20X16 SHP (=OFFICE W/DRYWALL+PROPANE HEATER+WOODSTOVE). SHF@1134SF=4 ATT SHEDS/HORSE BARNS (SEE SKETCH IN PRC FILE).

ASSESSED	CURRENT	PREVIOUS
LAND	473,300	408,000
BUILDING	238,800	176,100
DETACHED	37,500	35,900
OTHER	0	0
TOTAL	749,600	620,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST2	A 1.00	A 0.75	16*12	1988	192	113.80	16,400
SHP	A 1.00	A 0.75	20*16	1993	320	18.20	4,400
OPA	A 1.00	A 0.75	4*12	1993	48	10.50	400
SHF	A 1.00	A 0.75	8*12	1993	96	15.62	1,100
SHF	A 1.00	A 0.75	8*10	1989	80	15.62	900
SHF	A 1.00	A 0.75	20*12		240	14.08	2,500
SHF	A 1.00	A 0.75	VARIOUS	1987	1,134	10.01	8,500
SHF	A 1.00	A 0.75	26*10	1998	260	14.08	2,700
SHF	A 1.00	A 0.75	6*8		48	16.28	600

PHOTO 06/22/2006



BUILDING

BUILDING	CD	ADJ	DESC			
MODEL	1		RESIDENTIAL	MEASURE	5/26/2016	FC
STYLE	5	1.05	COLONIAL (100%)	LIST	5/26/2016	FC
QUALITY	A	1.00	AVERAGE (100%)	REVIEW	12/15/2010	MR
FRAME	1	1.00	WOOD FRAME (100%)			

BLDG COMMENTS

FY07 CHGS PER 6/06 INSPEC. 10 GREENHOUSES=PP (NO CONC FDN'S).

YEAR BLT	1976	SIZE ADJ	1.040
NET AREA	1,174	DETAIL ADJ	1.000
SNLA(RCN)	$291	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	4	$2,800
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	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
+	BAS	L	BAS AREA	662	1976	286.49	189,656
+	USF	L	UP-STRY FIN	512	1976	225.51	115,462
+	WDK	N	ATT WOOD DECK	251		50.98	12,795
	WDK	N	ATT WOOD DECK	96		65.13	6,253
	F21	O	FPL 2S 1OP	1		14,189.30	14,189

TOTAL RCN	341,155
CONDITION ELEM	CD

EFF.YR/AGE	1990 / 31	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$238,800

Key: 3322

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,432

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FARNSWORTH ANNE 1 ROCKEFELLER PLAZA - 31ST FLR NEW YORK, NY 10020	54-91-0	54 OLD COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FARNSWORTH ANNE	10/19/2007	QS	2,350,000	(184405)
LONDON-PAYNE SUSAN	04/03/2003	99		(168768+)
LONDON-PAYNE SUSAN	10/01/1999	99		(49174+)

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	%
18-399	11/08/2018	40	STUDIO	50,000	11/06/2019	LG	100	100
17-044	02/14/2017	4	REHAB	3,000	07/18/2018	JN	100	100
16-237X	10/13/2016	99	ALL OTHER	20,000	12/30/2016	LG	100	100
16-178X	08/19/2016	3	REPAIR/REMOD	30,000	12/30/2016	LG	100	100
16-176X	08/18/2016	10	ALL OTHERS	80,000	12/30/2016	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16 1.00	1 1.00	1 1.00	1,001,920	1.00	1 1.00	SV2 3.20			776,490
300	A	7.532	16 1.00	1 1.00	1 1.00	76,480	0.82	1 1.00	SV2 3.20			470,230
400	F	150	16 1.00	1 1.00	1 1.00	736	1.00	1 1.00	SV2 3.20			110,400

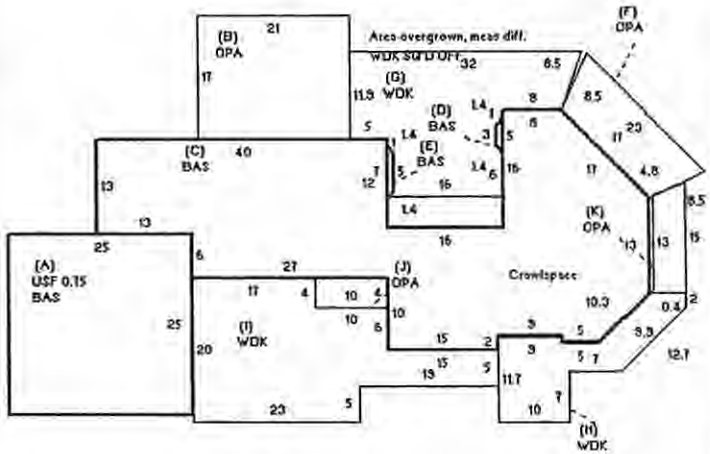
TOTAL	8.307 Acres	ZONING	NSD	FRNT	859
Nbhd	NAT'L SEASHORE	NOTE	FY09=DECR ACRG PER 2007 SUBDIV.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,357,100	1,170,700
BUILDING	1,041,600	748,300
DETACHED	89,100	96,100
OTHER	0	0
TOTAL	2,487,800	2,015,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A 1.00	D 0.20	60*120		1	20,023.10	4,000
SHF	A 1.00	A 0.75	6*8 POOL SHE		48	16.28	600
SPG	E 1.80	G 0.90	15*65	2009	975	51.84	45,500
ST1	V 1.50	G 0.90	14*22	2019	308	136.35	37,800
WDK	G 1.18	A 0.75	ON ST1 8*16	2019	128	12.39	1,200

PHOTO 11/16/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	E	2.00	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/16/2021	LG
LIST	8/8/2014	FC
REVIEW	12/15/2010	MR

BLDG COMMENTS

AUG 2014 INSP OF 1ST FLR ONLY; 2ND FLR OCCUPIED (PER OWNER, 2ND FLR HAS 2 BR+FULL BATH). BATHS=3 FULL+2 HALF. ST1=WORKING ART STUDIO.

YEAR BLT	1782	SIZE ADJ	0.990
NET AREA	2,592	DETAIL ADJ	1.000
$NLA(RCN)	$574	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	16	$11,200
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	2,123	1782	508.55	1,079,646
A	USF	L	UP-STRY FIN	469	1782	425.33	199,478
+	OPA	N	OPEN PORCH	621		104.05	64,614
+	WDK	N	ATT WOOD DECK	1,194		80.12	95,665
	F22	O	FPL 2S 2OP	1		37,465.70	37,466
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,488,069
CONDITION ELEM	CD

EFF.YR/AGE	1987 / 34	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$1,041,600

Key: **3304**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,411

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEE JEFFERY C/O DEE FAMILY REALTY TRUST 927 GOLF COURSE DR ST. LOUIS, MO 63132	54-73-0	26 OLD COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEE FAMILY REALTY TRUST	03/01/2022	F	100	34938-64
DEE JEFFERY	08/20/2015	A		29085-179
DEE ELAINE E	06/03/2005	99		9938-132+

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	%
22-264X	06/22/2022	4	REHAB	25,000			0	0
19-195	06/26/2019	80	SOLAR TAXABL	18,360	09/11/2019	LG	100	100
12-273	11/02/2012	90	BP NVC	15,000	01/07/2013	FC	100	100
96-003	01/15/1996	1	SINGLE FAM R	178,500	06/01/1997		100	100
95-150	12/04/1995	10	ALL OTHERS	8,000	08/01/1996		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	15 1.00	1 1.00	1 1.00	547,925	1.00	1 1.00	V5 1.75			424,640
300	A	0.195	15 1.00	1 1.00	1 1.00	41,825	1.00	1 1.00	V5 1.75			8,160

TOTAL	42,253 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	FY11=DELETED ROW ADJ (ONLY ON CORNER OF LOT FOR DRIVEWAY TO 54-78=NO IMPACT ON LAND VALUE).		
Infl1	NO ADJ				
Infl2	NO ADJ				

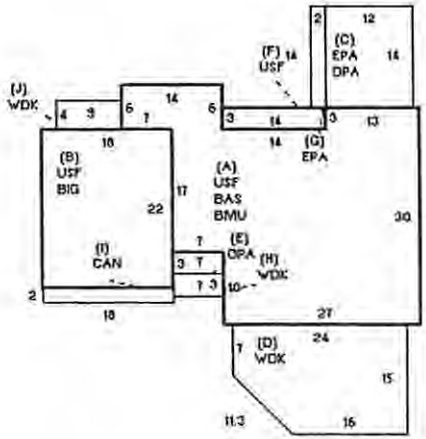
ASSESSED	CURRENT	PREVIOUS
LAND	432,800	373,100
BUILDING	619,500	457,000
DETACHED	0	0
OTHER	0	0
TOTAL	1,052,300	830,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/01/2022

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	4	1.10	CAPE [100%]	LIST	3/1/2022	LG
QUALITY	+	1.10	GOOD-/AVE+ [100%]	REVIEW	12/10/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	0.995
NET AREA	2,380	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	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	971		74.90	72,727
A	BAS	L	BAS AREA	971	1996	315.59	306,438
B	BIG	N	BUILT-IN GARAGE	396		83.91	33,226
+	OPA	N	OPEN PORCH	189		76.98	14,548
+	WDK	N	ATT WOOD DECK	385		53.04	20,419
+	USF	L	UP-STRY FIN	1,409	1996	233.36	328,811
+	EPA	N	ENCL PORCH	196		136.84	26,820
I	CAN	N	CANOPY	36		48.05	1,730
	F21	O	FPL 2S 1OP	1		15,630.70	15,631
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	825,949
CONDITION ELEM	CD
EFF.YR/AGE	1996 / 25
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	$619,500

Key: 3306

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,413

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KUMATA ELLEN N 17 SHEPARD ST CAMBRIDGE, MA 02139	54-75-0	5 ATWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KUMATA ELLEN N	05/27/2008	99		22935-166
HAMMER MARK D &	11/13/1995	QS	275,000	9928-013

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	%
21-271	08/02/2021	80	SOLAR TAXABL	9,300	11/24/2021	LG	100	100
12-336	12/03/2012	2	ADDITION	30,000	10/30/2013	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	15 1.00	1 1.00	1 1.00	453,995	1.05	1 1.00	R07 1.45			343,940

TOTAL	31,363 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	DET WDK TO LEFT OF SFR OVERLOOKING MARSH.		
Infl1	NO ADJ				
Infl2	NO ADJ				

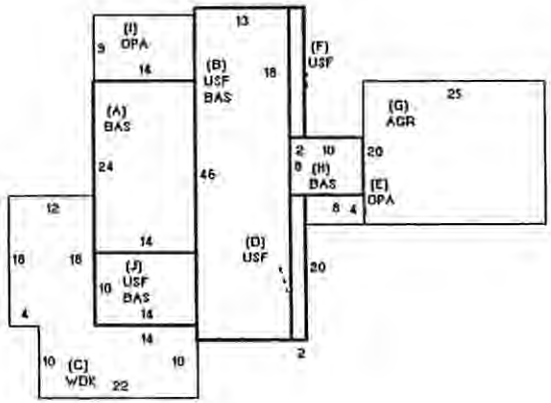
ASSESSED	CURRENT	PREVIOUS
LAND	343,900	296,500
BUILDING	400,100	295,400
DETACHED	1,000	900
OTHER	0	0
TOTAL	745,000	592,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A 1.00	A 0.75	11*11		121	10.50	1,000

PHOTO 03/01/2022

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/1/2022	LG
LIST	10/30/2013	EST
REVIEW	12/13/2010	MR

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,968	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	8	TEX PLYWOOD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,154	1985	271.72	313,569
C	WDK	N	ATT WOOD DECK	436		42.98	18,739
+	USF	L	UP-STRY FIN	814	1985	209.57	170,589
+	OPA	N	OPEN PORCH	158		66.28	10,472
G	AGR	N	ATTACHED GARAGE	500		84.48	42,239
	F11	O	FPL 1S 1OP	1		9,690.10	9,690
	OD5	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	571,598
CONDITION ELEM	CD

EFF.YR/AGE	1990 / 31		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$400,100

Key: 3331

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,441

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAHN ANTHONY &	54-100-0	2 SKYLAR LN
REISEN HARRIET		
425 W 23 RD ST		
APT 14B		
NEW YORK, NY 10011-1433		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAHN ANTHONY &	12/24/1986	99		5478-009

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	%
13-278	10/31/2013	90	BP NVC	13,000	12/19/2013	FC	100	100
95-111	09/15/1995	10	ALL OTHERS	10,000	06/19/1996		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	15 1.00	1 1.00	1 1.00	453,995	1.00	1 1.00	R07 1.45			351,850
300	A	0.155	15 1.00	1 1.00	1 1.00	34,655	1.00	1 1.00	R07 1.45			5,370

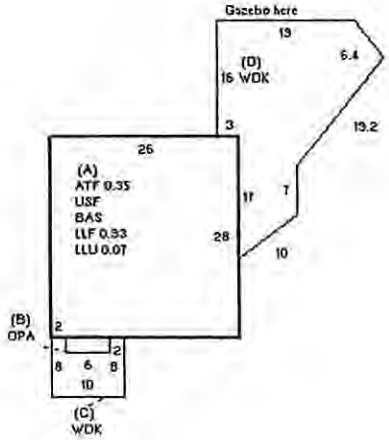
TOTAL	40,511 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	357,200	307,900
BUILDING	429,700	316,700
DETACHED	3,000	2,900
OTHER	0	0
TOTAL	789,900	627,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	+ 1.10	A 0.75	8 SIDES@6' E	1995	174	23.22	3,000

PHOTO 09/11/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2019	LG
LIST	10/30/2019	LG
REVIEW	12/13/2010	MR

BLDG COMMENTS

LLF has 7x7 Mech Rm (LLU). Address AKA 19 Holsbery.

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,133	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	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	LLU	N	LOWER LEVEL UNF	51		155.20	7,915
A	LLF	L	LOWER LEVEL FIN	677	1985	203.74	137,929
A	BAS	L	BAS AREA	728	1985	303.02	220,596
A	USF	L	UP-STRY FIN	728	1985	236.11	171,890
A	ATF	N	FINISHED ATTIC	255		155.88	39,749
B	OPA	N	OPEN PORCH	12		140.07	1,681
+	WDK	N	ATT WOOD DECK	496		47.93	23,772
	F21	O	FPL 2S 1OP	1		15,007.90	15,008

TOTAL RCN	622,740
CONDITION ELEM	CD
EFF.YR/AGE	1985 / 36
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	$429,700

Key: 3313

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,422

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRURO TRUST TRS:CASSILETH GREGORY M & LISA 2112 LINDA FLORA DRIVE LOS ANGELES, CA 90077	54-82-0	20 HOLSBERY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRURO TRUST	04/18/2014	U	950,000	(203136)
DIJS HENDRICK J REV TRUST	03/14/2008	99		(185460)
DIJS HENDRICK & LAURA	10/28/2003	QS	930,000	(171020)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-316	11/30/2017	90	BP NVC	5,400	07/17/2018	JN	100	100
17-169	06/13/2017	7	GARAGE	350,000	03/15/2019	LG	100	100
17-130	05/15/2017	70	POOL	65,000	03/06/2018	LG	100	100
16-041	03/14/2016	10	ALL OTHERS		12/14/2016	LG	100	100
14-272	12/22/2014	2	ADDITION	1,100,000	07/17/2018	JN	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	15 1.00	1 1.00	1 1.00	626,200	1.00	1 1.00	V7 2.00			485,310
300	A	1.515	15 1.00	1 1.00	1 1.00	47,800	1.00	1 1.00	V7 2.00			72,420

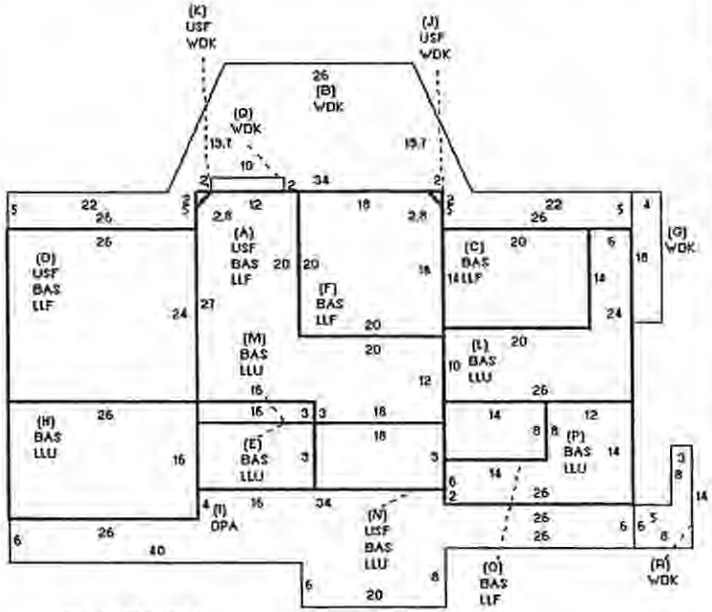
TOTAL	2.290 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	NO VIEW FROM 1ST FL PER 12/2/14 BP INSPEC.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	557,700	460,800
BUILDING	2,556,100	1,906,400
DETACHED	30,400	29,100
OTHER	252,700	188,200
TOTAL	3,396,900	2,604,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	12*12	1997	144	15.18	1,600
CTA	A 1.00	A 0.75	60*120	2016	1	20,023.10	15,000
SPG	A 1.00	A 0.75	12*41	2017	492	36.00	13,300
WDK	A 1.00	A 0.75	6*9	2017	69	10.50	500

PHOTO 03/15/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	V	1.55	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/14/2016	LG
LIST	12/14/2016	LG
REVIEW	4/5/2021	MR

BLDG COMMENTS

HEAT TYPE PER BP#14-272; PER PLANS HAS 6 EN SUITE BR'S (5 ON 1ST FLR+1 IN BSMT)+BBS=FAM RM+EXERCISE RM+BR+1.5 BATHS+BMF=LAUNDRY RM. DO LIST WHEN 100% COMP.

YEAR BLT	1973	SIZE ADJ	0.950
NET AREA	6,898	DETAIL ADJ	1.000
$NLA(RCN)	$416	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	12	1.00
BEDROOMS	8	1.00
BATHROOMS	9	1.00
FIXTURES	34	$23,800
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	8	HEAT PUMP	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	2,052	1973	263.16	540,002
+	BAS	L	BAS AREA	3,418	1973	398.27	1,361,286
+	USF	L	UP-STRY FIN	1,428	1973	319.57	456,341
+	WDK	N	ATT WOOD DECK	1,040		64.08	66,646
+	LLU	N	LOWER LEVEL UNF	1,366		207.01	282,779
I	OPA	N	OPEN PORCH	772		83.22	64,245
	PAT	N	PATIO	2,658		18.63	49,527
	WDK	N	ATT WOOD DECK	54		111.07	5,998
	F21	O	FPL 2S 1OP	1		21,404.50	21,405
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	2,872,028
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	$2,556,100

Key: 3313

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,423

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRURO TRUST TRS:CASSILETH GREGORY M & LISA 2112 LINDA FLORA DRIVE LOS ANGELES, CA 90077	54-82-0	20 HOLSBERY RD

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

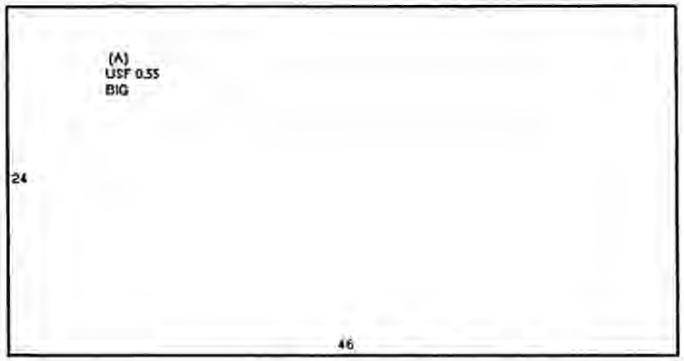
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	252,700	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/06/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.00	GAR W/QTRS [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/6/2018	LG
LIST		
REVIEW	4/5/2021	MR

BLDG COMMENTS

3/15/19 Left door tag for List.

YEAR BLT	2017	SIZE ADJ	1.060
NET AREA	607	DETAIL ADJ	1.000
$NLA(RCN)	$434	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	1	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	99	N/A	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	1,104		84.50	93,284
A	USF	L	UP-STRY FIN	607	2017	276.44	167,796
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	263,180
CONDITION ELEM	CD

EFF.YR/AGE	2017 / 4	
COND	04	04 %
FUNC	0	
ECON	0	
DEPR	4	% GD 96
RCNLD		$252,700

Key: **2967**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.071

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLARK KATHERINE M &	50-198-0	11 OLD BRIDGE RD
DOWELL RODNEY S		
15 OCEAN PIER AVE UNIT A		
REVERE, MA 02151		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLARK KATHERINE M &	11/01/2017	A	650,000	(DD/N)
CLARK KATHERINE M &	10/13/2017	F	1	(214355 &
JUDITH S CLARK QUALIFIED	10/13/2017	F	1	214356)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-308	10/07/2019	80	SOLAR TAXABL	39,694	01/06/2020	LG	100	100
18-340X	10/02/2018	90	BP NVC	850	01/06/2020	LG	100	100
08-004	01/08/2008	2	ADDITION	380,000	05/26/2010	JH	100	100
06-299	12/26/2006	40	STUDIO	250,000	06/02/2008	JH	100	100
92-054	05/29/1992	40	STUDIO	15,000	06/14/1993		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	15 1.00	1 1.00	1 1.00	453,995	1.00	1 1.00	R07 1.45			351,850
300	A	0.645	15 1.00	1 1.00	1 1.00	34,655	1.00	1 1.00	R07 1.45			22,350

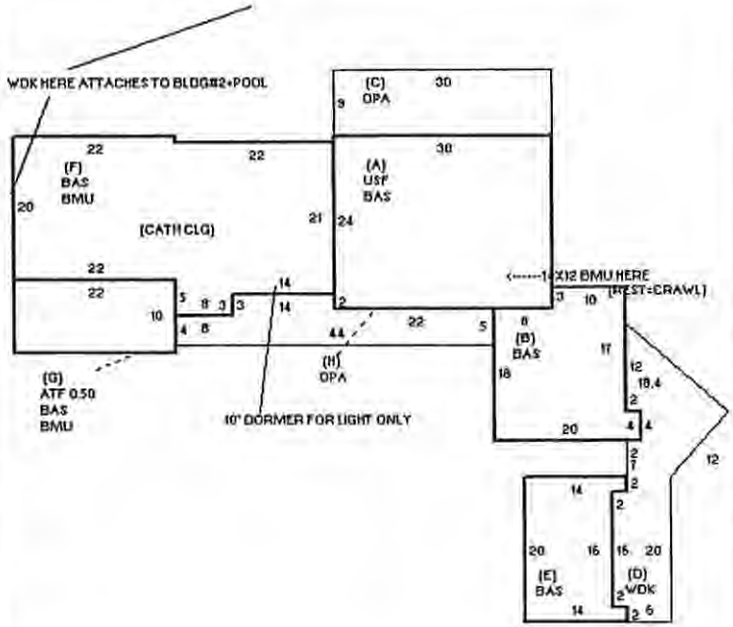
TOTAL	1.420 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	374,200	322,600
BUILDING	1,096,200	818,900
DETACHED	19,200	18,300
OTHER	244,600	182,900
TOTAL	1,734,200	1,342,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A 1.00	A 0.75	20*40	1990	800	30.17	18,100
SHF	A 1.00	A 0.75	8*12	1992	96	15.62	1,100

PHOTO 01/06/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2014	FC
LIST	9/11/2014	EST
REVIEW	12/13/2010	MR

BLDG COMMENTS

WDK@1908=BETWEEN BLDG#1+2+POOL.

YEAR BLT	1967	SIZE ADJ	0.980
NET AREA	3,196	DETAIL ADJ	1.000
SNLA(RCN)	$440	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	5	1.00
BATHROOMS	6	1.00
FIXTURES	18	$12,600
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,082	1967	344.58	372,837
A	USF	L	UP-STRY FIN	720	1967	291.35	209,773
+	OPA	N	OPEN PORCH	510		72.00	36,720
D	WDK	N	ATT WOOD DECK	318		62.84	19,982
E	BAS	L	BAS AREA	248	1992	344.58	85,455
+	BMU	N	BSMT UNFINISHED	1,146		84.92	97,323
+	BAS	L	BAS AREA	1,146	2008	344.58	394,889
G	ATF	N	FINISHED ATTIC	110		193.31	21,264
	BMU	N	BSMT UNFINISHED	168		100.54	16,891
	WDK	N	ATT WOOD DECK	1,908		55.44	105,787
	F11	O	FPL 1S 1OP	1		13,334.10	13,334
	F21	O	FPL 2S 1OP	1		18,519.00	18,519

TOTAL RCN	1,405,374
CONDITION ELEM	CD

EFF.YR/AGE	1999 / 22	
COND	22 22 %	
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	$1,096,200	

Key: 2967

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,072

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLARK KATHERINE M &	50-198-0	11 OLD BRIDGE RD
DOWELL RODNEY S	TRANSFER HISTORY	DOS / T / SALE PRICE / BK-PG (Cert)
15 OCEAN PIER AVE UNIT A		
REVERE, MA 02151		

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE

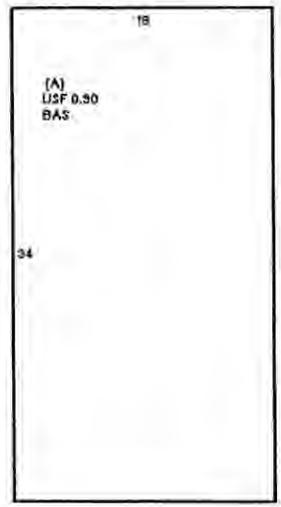
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	244,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/06/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	14	0.90	DET BLDG [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2014	FC
LIST	9/11/2014	EST
REVIEW	12/13/2010	MR

BLDG COMMENTS

INT WALL=SHIPLAP WOOD. EXTRA FIXT=WET BAR ON 1ST FLR.

YEAR BLT	2007	SIZE ADJ	1.040
NET AREA	1,163	DETAIL ADJ	1.000
SNLA(RCN)	$245	OVERALL	0.910

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	1.5	1.00
FIXTURES	6	$4,200
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	612	2007	268.01	164,024
A	USF	L	UP-STRY FIN	551	2007	210.97	116,245

TOTAL RCN	284,469
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	$244,600

Key: 2885

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 2,976

CURRENT OWNER	PARCEL ID	LOCATION
KERR JENETTE S PO BOX 741 TRURO, MA 02666-0741	50-104-0	18 OLD COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KERR JENETTE S	06/05/2012	A		26387-302
KERR JENETTE S & REDO PHI	12/21/1993	QS	270,000	8957-347

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
17-012X	01/17/2017	90	BP NVC	900	07/20/2018	JN	100	100
03-191	10/14/2003	1	SINGLE FAM R	350,000	10/04/2005	WL	100	100
03-177	09/30/2003	7	GARAGE	20,000	10/04/2005	WL	100	100

LEGAL

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	782,750	1.00	1	1.00	V10	2.50			606,630
300	A	3.125	15	1.00	1	1.00	1	1.00	59,750	1.00	1	1.00	V10	2.50			186,720
400	F	150	15	1.00	1	1.00	1	1.00	575	1.00	1	1.00	V10	2.50			86,250

TOTAL	3.900 Acres	ZONING	RES	FRNT	130
Nbhd	SOUTH TRURO	NOTE	ADDITIONAL 427' FRONTAGE ON ATWOOD LN. GUS=1 RM & HALF BATH (no kitchen) (DRYWALL, PINE FLR,20' DORMER RIGHT+LEFT).		
Infl1	NO ADJ				
Infl2	NO ADJ				

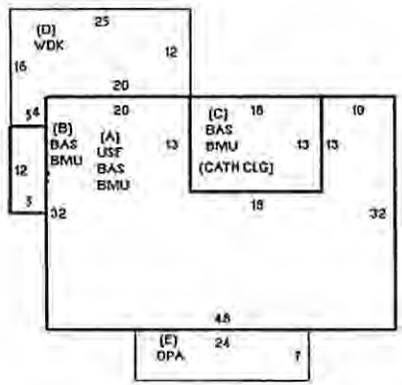
ASSESSED	CURRENT	PREVIOUS
LAND	879,600	758,900
BUILDING	751,600	561,300
DETACHED	25,600	24,400
OTHER	0	0
TOTAL	1,656,800	1,344,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	+ 1.10	E 1.00	16*24	2004	384	66.65	25,600

PHOTO 03/01/2022

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/1/2022	LG
LIST	3/1/2022	LG
REVIEW	12/10/2010	MR

YEAR BLT	2004	SIZE ADJ	0.985
NET AREA	2,898	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3.5	1.00
FIXTURES	13	$9,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	3	GAMBRELL	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,596		63.78	101,787
+	BAS	L	BAS AREA	1,362	2004	295.35	402,272
A	USF	L	UP-STRY FIN	1,302	2004	226.36	294,723
C	BAS	L	BAS AREA	234	2004	295.36	69,113
D	WDK	N	ATT WOOD DECK	320		50.63	16,201
E	OPA	N	OPEN PORCH	168		73.48	12,345

TOTAL RCN	905,541
CONDITION ELEM	CD

EFF.YR/AGE	2004 / 17	
COND	17 17 %	
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$751,600

Key: **3303**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,410

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUGGENHEIM POLLY R 60 BEACON ST ARLINGTON, MA 02474	54-71-0	24 OLD COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUGGENHEIM POLLY R	10/22/2020	QS	900,000	33387-109
BIRD KIRSTINA, BIRD JULIE	10/17/2018	A	1	31601-105
BIRD MATHILDE GOODWIN IRR	02/28/2012	99		14737-170+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

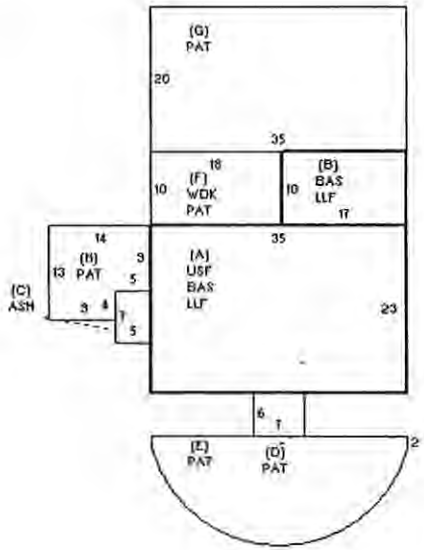
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-179	09/19/2011	90	BP NVC	7,000	02/29/2012	FC	100	100
06-031	01/27/2006	2	ADDITION	45,000	05/25/2007	JH	100	100
		30	CHECK DATA		01/01/2001		100	100
99-165	09/01/1999	2	ADDITION	5,000	07/01/2000		100	100
99-034	03/01/1999	10	ALL OTHERS	1,100	12/31/2000		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	547,925	1.00	1 1.00	V5 1.75			424,640
300	A	0.196	15 1.00	1 1.00	1 1.00	41,825	1.00	1 1.00	V5 1.75			8,200

TOTAL	42,300 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	10/22/2020 SF chng per Deed 33387-109.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	432,800	426,400
BUILDING	448,300	415,600
DETACHED	31,500	30,000
OTHER	0	0
TOTAL	912,600	872,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A 1.00	A 0.75	20*18+8*11		448	90.90	30,500
SHF	A 1.00	A 0.75	7*7		49	16.28	600
PTD	A 1.00	A 0.75	ATT ST1 IRRE		220	2.20	400

PHOTO 08/26/2014

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	15	1.10	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/26/2014	FC
LIST	8/26/2014	EST
REVIEW	4/6/2021	MR

BLDG COMMENTS

APT IN BSMT. OUTDOOR SHOWERS ON HOUSE AND STUDIO.

YEAR BLT	1835	SIZE ADJ	0.985
NET AREA	2,755	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	1.064

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	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	LLF	L	LOWER LEVEL FIN	805	1835	177.99	143,283
A	BAS	L	BAS AREA	805	1835	269.82	217,202
A	USF	L	UP-STRY FIN	805	1835	208.10	167,519
B	LLF	L	LOWER LEVEL FIN	170	2006	177.99	30,258
B	BAS	L	BAS AREA	170	2006	269.81	45,869
C	ASH	N	ATT SHED	35		37.22	1,303
+	PAT	N	PATIO	1,489		11.63	17,322
F	WDK	N	ATT WOOD DECK	180		50.68	9,122
	F22	O	FPL 2S 2OP	2		18,708.55	37,417
	KIT	O	XTRA KITCHEN	1		14,723.90	14,724
	ODS	O	OUT DOOR SHOWER	2		0.00	

TOTAL RCN	689,618
CONDITION ELEM	CD
EFF.YR/AGE	1975 / 46
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	$448,300

Key: **2883**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 2,974

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REDO MARTHA 201 GILLESPIE DR #13204 FRANKLIN, TN 37067	50-102-0	22 OLD COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REDO MARTHA	06/28/2016	A	99	29759-167
REDO MARIA	08/17/1987	J		5887-52+

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	%
06-232	10/10/2006	3	REPAIR/REMOD	6,500	05/25/2007	JH	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	15 1.00	1 1.00	1 1.00	547,925	1.00	1 1.00	V5 1.75			424,640
300	A	0.335	15 1.00	1 1.00	1 1.00	41,825	1.00	1 1.00	V5 1.75			14,010

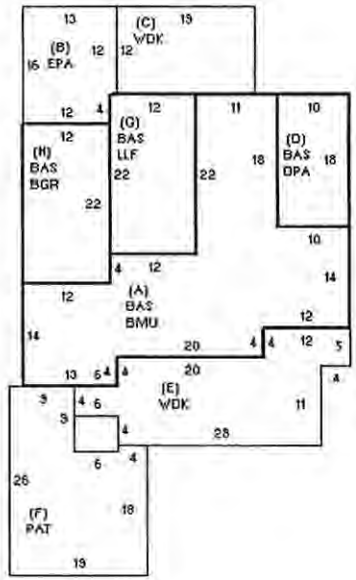
TOTAL	1.110 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	438,700	378,100
BUILDING	546,400	402,800
DETACHED	2,000	1,900
OTHER	0	0
TOTAL	987,100	782,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	A 0.75			1	2,600.40	2,000

PHOTO 05/30/2014



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/30/2014	FC
LIST	5/30/2014	EST
REVIEW	12/10/2010	MR

BLDG COMMENTS

LLF=FAM RM. HALF BATH IS IN BMU.

YEAR BLT	1969	SIZE ADJ	1.010
NET AREA	1,840	DETAIL ADJ	1.000
$NLA(RCN)	$437	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	868		82.63	71,724
+	BAS	L	BAS AREA	1,576	1969	341.34	537,956
B	EPA	N	ENCL PORCH	204		143.02	29,175
+	WDK	N	ATT WOOD DECK	640		51.63	33,042
D	OPA	N	OPEN PORCH	180		84.92	15,286
F	PAT	N	PATIO	408		16.01	6,533
G	LLF	L	LOWER LEVEL FIN	264	1969	238.51	62,967
H	BGR	N	SF BSMT GARAGE	264		109.25	28,842
	F11	O	FPL 1S 1OP	1		12,416.30	12,416

TOTAL RCN	803,543
CONDITION ELEM	CD

EFF.YR/AGE	1979 / 42	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD		$546,400

Key: **3307**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,414

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STERN MARILYN & REILY ELAINE 195 CHESTNUT AVE JAMAICA PLAIN, MA 02130	54-76-0	8 ATWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STERN MARILYN & REILY ELA	08/23/2004	99		18960-122
RILEY ELAINE & STERN MARI	10/28/2002	QS	745,000	15811-176
MACNEIL MARGARET F	06/20/1997	QS	70,000	10811-255

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

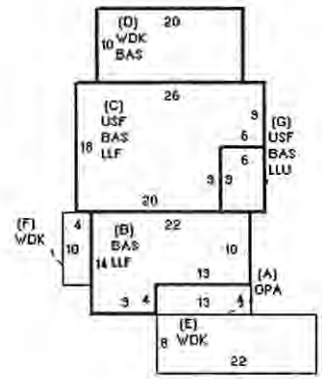
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-304	10/19/2020	80	SOLAR TAXABL	27,024	03/16/2021	LG	100	100
19-343X	10/23/2019	90	BP NVC	6,700	12/19/2019	LG	100	100
98-139	08/01/1998	2	ADDITION	5,000	01/01/2001		100	100
98-132	07/01/1998	1	SINGLE FAM R	100,000	01/01/2000		100	100
97-127	09/01/1997	6	SHED	2,000	01/01/1998		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.580	15 1.00	T10 0.85	1 1.00	385,896	1.22	1 1.00	R07 1.45			273,490

TOTAL	25,265 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	ST1=SHED REHAB TO STUDIO 1998. (UNHEATED W/ HALF BATH BUT NO KITCH PER 2002 SALE QUEST.) NO VIEW PER 7/10 M+L.		
Infl1	TOPOGRAPHY				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	273,500	235,800
BUILDING	440,200	329,300
DETACHED	16,600	15,800
OTHER	0	0
TOTAL	730,300	580,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A 1.00	A 0.75	16*12	1998	192	90.90	13,100
WDK	A 1.00	A 0.75	IRREG, ST1		440	10.50	3,500

PHOTO 04/24/2019

BLDG COMMENTS

Half BA in ST1

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	5/14/2019	LG
QUALITY	+	1.10	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]	REVIEW	4/2/2021	MR

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,062	DETAIL ADJ	1.000
$NLA(RCN)	$277	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	3.5	1.00
FIXTURES	10	$7,000
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	52		101.13	5,259
+	LLF	L	LOWER LEVEL FIN	670	1998	203.74	136,504
+	USF	L	UP-STRY FIN	468	1998	238.52	111,629
+	BAS	L	BAS AREA	924	1998	303.02	279,987
+	WDK	N	ATT WOOD DECK	416		47.93	19,938
G	LLU	N	LOWER LEVEL UNF	54		155.21	8,381
	MST	O	MASONRY STACK	1		3,001.40	3,001

TOTAL RCN	571,700

CONDITION ELEM	CD

EFF.YR/AGE	1998 / 23	
COND	23 23 %	
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$440,200

Key: **3293**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,402

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRACEY DENNIS H III &	54-60-0	8 MILL POND RD
C/O MAUREEN P MANNING TRUST		
26 ARLINGTON ST		
CAMBRIDGE, MA 02140		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAUREEN P MANNING TRUST	05/10/2022	V	2,388,000	35108-311
TRACEY DENNIS H III &	10/10/2014	V	1,450,000	28440-206
LITTAUER THOMAS J	05/15/2007	L	1,387,000	22026-66

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	%
15-157	06/12/2015	2	ADDITION	152,000	10/05/2015	FC	100	100
	01/01/2004	50	SPLIT SUB				100	100
03-252	12/23/2003	4	REHAB	100,000	04/28/2004	BT	100	100
00-013	03/01/2000	4	REHAB	225,000	04/28/2004	BT	100	100
94-044	05/04/1994	9	DECK	900	01/01/1995		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	547,925	1.00	1 1.00	HV1 1.75			424,640
300	A	0.605	15 1.00	1 1.00	1 1.00	41,825	1.00	1 1.00	HV1 1.75			25,300

TOTAL	1.380 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	FY05 MERGED PCLS 60+61 (PRIOR ASSMNT WAS FOR P/O DWELL ON EACH PCL W/LOT LINE THRU CENTER).		
Infl1	NO ADJ				
Infl2	NO ADJ				

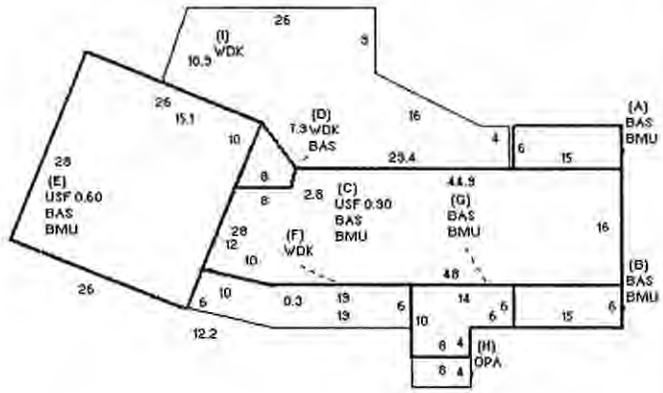
ASSESSED	CURRENT	PREVIOUS
LAND	449,900	387,900
BUILDING	1,255,900	937,400
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	1,706,900	1,326,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X12		96	15.62	1,100

PHOTO 07/21/2022

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC			
MODEL	1		RESIDENTIAL	MEASURE	7/21/2022	LG
STYLE	4	1.10	CAPE [100%]	LIST	7/21/2022	LG
QUALITY	V	1.55	VERY GOOD [100%]	REVIEW	12/16/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1870	SIZE ADJ	0.980
NET AREA	3,132	DETAIL ADJ	1.000
$NLA(RCN)	$472	OVERALL	1.130

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.9	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3.5	1.00
FIXTURES	12	$8,400
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,880		88.62	166,606
+	USF	L	UP-STRY FIN	1,207	1870	332.04	400,768
+	BAS	L	BAS AREA	1,809	1870	424.57	768,052
+	WDK	N	ATT WOOD DECK	875		65.53	57,335
G	BAS	L	BAS AREA	116	2015	424.58	49,251
H	OPA	N	OPEN PORCH	32		164.51	5,264
	F21	O	FPL 2S 1OP	1		21,886.70	21,887
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,477,563
CONDITION ELEM	CD

EFF.YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$1,255,900

Key: **3292**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,401

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
10 MILL POND LLC REG.AGT: BYRNE MARSTON 4917 WEST BAY WAY DRIVE TAMPA, FL 33629	54-59-0	10 MILL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
10 MILL POND LLC	06/19/2019	F	1	32100-143
MARSTON AUDREY T REV FAM	01/31/2006	99		20698-28
MARSTON BYRNE R REV FAMIL	11/30/1999	99		12690-302+

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	%
96-134	09/01/1996	1	SINGLE FAM R	280,000	06/01/1997		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	15 1.00	1 1.00	1 1.00	547,925	1.00	1 1.00	HV1 1.75			424,640
300	A	0.192	15 1.00	1 1.00	1 1.00	41,825	1.00	1 1.00	HV1 1.75			8,030

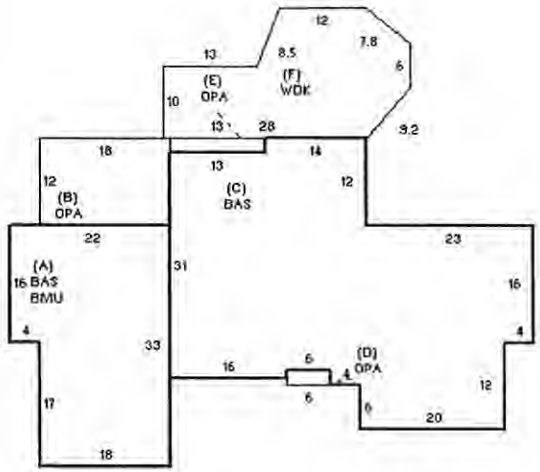
TOTAL	42,123 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	FY06 ADDED VIEW PER PHOTO & SITE VISIT 11/05.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	432,700	373,000
BUILDING	600,500	448,400
DETACHED	900	900
OTHER	0	0
TOTAL	1,034,100	822,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8*10		80	15.62	900

PHOTO 06/04/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/4/2019	LG
LIST	6/6/2019	LG
REVIEW	12/16/2010	MR

BLDG COMMENTS

FY21 Chngd sketch per CYC meas + bldng plan.
YB=1997 PER OWNER

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,124	DETAIL ADJ	1.000
SNLA(RCN)	$377	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	3	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	1	HARDWOOD	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	658		85.56	56,295
+	OPA	N	OPEN PORCH	254		78.88	20,036
+	BAS	L	BAS AREA	2,124	1996	321.30	682,431
F	WDK	N	ATT WOOD DECK	460		53.99	24,837
	F11	O	FPL 1S 1OP	1		12,174.00	12,174
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	800,674
CONDITION ELEM	CD

EFF.YR/AGE	1996 / 25	
COND	25 25 %	
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	$600,500	

Key: **3305**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,412

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STEIGMAN MICHAEL &	54-74-0	2 PERRYS HILL WAY
BOLAND GENEVIEVE		
58 CENTRAL ST		
SOMERVILLE, MA 02148		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STEIGMAN MICHAEL &	03/01/2021	QS	770,000	33846-9
SAKHEIM ILSE H	11/17/2003	99		17933-258
SAKHEIM GEORGE A & ILSE H	12/19/1980	99		3213-033

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	%
NP		20	NO PERMIT		03/10/2022	JN	100	100
21-450X	12/22/2021	90	BP NVC	3,975	06/30/2022	LG	100	100
21-423X	11/30/2021	90	BP NVC	28,470	06/30/2022	LG	100	100
94-140	10/21/1994	2	ADDITION	12,000	06/26/1995		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	15 1.00	1 1.00	1 1.00	626,200	1.00	1 1.00	V9 2.00			485,310
300	A	0.265	15 1.00	1 1.00	1 1.00	47,800	1.00	1 1.00	V9 2.00			12,670

TOTAL	1.040 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	FY11 VW INCR PER FIELD REV= DISTANT PARTIAL OBSTRUCTION.		
Infl1	NO ADJ				
Infl2	NO ADJ				

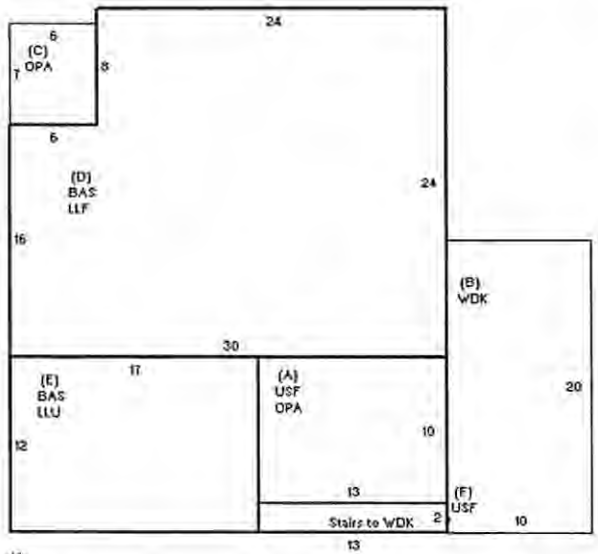
ASSESSED	CURRENT	PREVIOUS
LAND	498,000	429,300
BUILDING	339,600	260,600
DETACHED	600	0
OTHER	0	0
TOTAL	838,200	689,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.18	E 1.00	5*6	2021	30	19.21	600

PHOTO 03/10/2022

FLR COVER=ASPHALT TILE PER 7/10 M-L



Driveway parking

BUILDING

BUILDING	CD	ADJ	DESC			
MODEL	1		RESIDENTIAL	MEASURE	4/24/2019	LG
STYLE	8	1.10	CONTEMPORARY [100%]	LIST	7/9/2010	JH
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	4/6/2021	MR
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Mits. H2i heat pump minisplit.

YEAR BLT	1981	SIZE ADJ	1.020
NET AREA	1,704	DETAIL ADJ	1.000
$NLA(RCN)	$289	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$4,900
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	10	VERT. BOARD	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	19	MINISPLIT W/AC	1.01
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	172		71.10	12,229
B	WDK	N	ATT WOOD DECK	200		54.75	10,950
D	LLF	L	LOWER LEVEL FIN	672	1981	195.98	131,700
+	BAS	L	BAS AREA	876	1981	291.48	255,338
E	LLU	N	LOWER LEVEL UNF	204		149.30	30,457
+	USF	L	UP-STRY FIN	156	1981	231.76	36,155
	F11	O	FPL 1S 1OP	1		10,394.70	10,395
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	492,123
CONDITION ELEM	CD

EFF.YR/AGE	1983 / 38	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$339,600

Key: 3298

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,405

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KNAPP CHARLOTTE R 13217 CORALBERRY DRIVE FAIRFAX, VA 22033	54-65-0	7 MILL POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KNAPP CHARLOTTE R	03/21/2017	QS	716,549	(163405+)
MILLPONDE LLC	11/14/2001	99		(163405+)
MILLPONDE TR THE	12/31/2000	F		(D800257)

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	%
01-086	05/23/2001	7	GARAGE	36,000	04/28/2004	BT	100	100
91-077	07/27/1991	7	GARAGE	12,000	06/09/1993		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	626,200	1.00	1 1.00	V7 2.00			485,310
300	A	0.535	15 1.00	1 1.00	1 1.00	47,800	1.00	1 1.00	V7 2.00			25,570

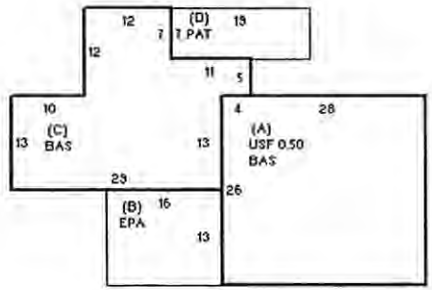
TOTAL	1.310 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO				
Infl1	NO ADJ				
Infl2	NO ADJ				

N O T E: GUS=1-CAR BSMT GAR W/ 1STY LIV AREA ABOVE. HAS EASMNT OVER 54-119 (LOT 3 LCP 28240C) PER DOC 1066923 (6/07). VW= PEEKS OF BAY FROM 1ST FLR PER FY11 FIELD REV (NO ACCESS TO 2ND FLR).

ASSESSED	CURRENT	PREVIOUS
LAND	510,900	440,400
BUILDING	274,500	304,200
DETACHED	39,800	37,900
OTHER	0	0
TOTAL	825,200	782,500

* – Previous value excludes abatement.

HEAT+ELEC BB+FPL IS INOP



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	G 1.18	G 0.90	20*30	2001	600	70.77	38,200
SHF	G 1.18	A 0.75	10*12		120	17.91	1,600

PHOTO 04/28/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	15	1.10	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2017	LG
LIST	4/28/2017	LG
REVIEW	12/16/2010	MR

BLDG COMMENTS

GUS has full bath, small kitchenette in studio space above, used for storage. Ground floor is unfinished bsmnt/gar.

YEAR BLT	1820	SIZE ADJ	1.020
NET AREA	1,668	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	1.5	1.00
FIXTURES	6	$4,200
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	99	N/A	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,304	1820	273.02	356,023
A	USF	L	UP-STRY FIN	364	1820	218.14	79,402
B	EPA	N	ENCL PORCH	208		113.26	23,558
D	PAT	N	PATIO	133		15.85	2,108

TOTAL RCN	465,290
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 51
COND	41 41 %
FUNC	0
ECON	0
DEPR	41 % GD 59
RCNLD	$274,500

Key: **6298**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 4,141

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATERS VAUGHN &	54-119-0	9 MILL POND RD
GREENOUGH PAUL GREGG		
157 PLEASANT ST UNIT 301		
CAMBRIDGE, MA 02139		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATERS VAUGHN &	10/16/2018	U	356,291	(217580)
LEVINE WENDY & LEVINE MIC	06/19/2006	99		(180368)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-373	11/18/2019	80	SOLAR TAXABL	21,890	11/02/2020	LG	100	100
19-141	05/13/2019	1	SINGLE FAM R	900,000	11/23/2020	LG	100	100
07-SM02	06/04/2007	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	15 1.00	1 1.00	1 1.00	626,200	1.00	1 1.00	V9 2.00			485,310
300	A	0.374	15 1.00	1 1.00	1 1.00	47,800	1.00	1 1.00	V9 2.00			17,880

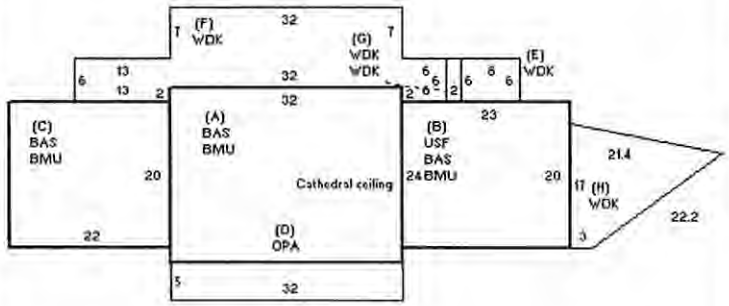
TOTAL	1.149 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	503,200	433,800
BUILDING	719,800	536,400
DETACHED	0	0
OTHER	171,900	128,400
TOTAL	1,394,900	1,098,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/23/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/26/2019	LG
LIST	11/23/2020	LG
REVIEW		

BLDG COMMENTS

11/23/2020 New constr.List w/owner at door (per COVID).

YEAR BLT	2019	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	1.030
$NLA(RCN)	$345	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	0	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$7,000
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,668		60.02	100,112
+	BAS	L	BAS AREA	1,208	2019	281.68	340,269
B	BAS	L	BAS AREA	460	2019	281.68	129,572
B	USF	L	UP-STRY FIN	460	2019	229.61	105,618
D	OPA	N	OPEN PORCH	160		71.15	11,383
+	WDK	N	ATT WOOD DECK	736		43.25	31,834
	GFP	O	GAS FIREPLACE	1		8,668.60	8,669

TOTAL RCN	734,458
CONDITION ELEM	CD

EFF.YR/AGE	2019 / 2	
COND	02 02 %	
FUNC	0	
ECON	0	
DEPR	2	% GD 98
RCNLD		$719,800

Key: 6298

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 4,142

CURRENT OWNER	PARCEL ID	LOCATION	CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
WATERS VAUGHN & GREENOUGH PAUL GREGG 157 PLEASANT ST UNIT 301 CAMBRIDGE, MA 02139	54-119-0	9 MILL POND RD	1010	100	SINGLE FAMILY		2	2 of 2

LEGAL

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

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

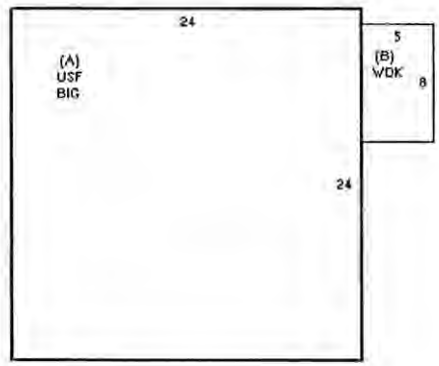
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	171,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/23/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	1.00	GAR W/QTRS [100%]
QUALITY	+	1.10	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/26/2019	LG
LIST	11/23/2020	LG
REVIEW		

BLDG COMMENTS

11/23/2020 New constr. List with owner at door (per COVID). Guest quarters w/wet bar kitchenette.

YEAR BLT	2019	SIZE ADJ	1.060
NET AREA	576	DETAIL ADJ	1.000
$NLA(RCN)	$305	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES(FAR)	0	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	4	$2,800
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		69.50	40,033
A	USF	L	UP-STRY FIN	576	2019	224.48	129,300
B	WDK	N	ATT WOOD DECK	40		81.75	3,270

TOTAL RCN	175,403
CONDITION ELEM	CD

EFF.YR/AGE	2019 / 2		
COND	02	02 %	
FUNC	0		
ECON	0		
DEPR	2	% GD	98
RCNLD			$171,900

Key: **3291**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,398

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRIS GREGORY M LIFE ESTATE	54-58-0	11 ABBY LN
RMNDR: GREGORY F MORRIS ET AL		
PO BOX 356		
TRURO, MA 02666		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORRIS GREGORY M LIFE EST	10/15/2021	F	1	(227905)
MORRIS GREGORY M	08/28/2001	99		(162587)
MORRIS GREGORY M & TERESA	10/09/1996	H		(142290)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-129	08/05/2004	6	SHED	2,400	06/05/2008	JH	100	100
95-022	03/03/1995	10	ALL OTHERS	10,000	06/19/1996		100	100
90-120	10/05/1990	10	ALL OTHERS	2,500	07/28/1992		100	100
87-063	05/12/1987	7	GARAGE	5,000	12/31/1987		100	100

LAND

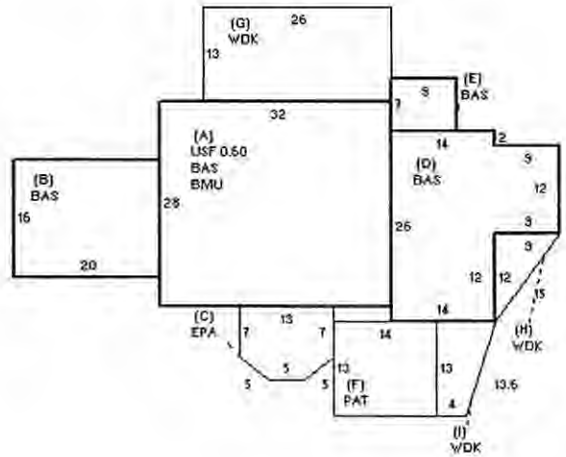
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	547,925	1.00	1 1.00	HV1 1.75			424,640
300	A	0.295	15 1.00	1 1.00	1 1.00	41,825	1.00	1 1.00	HV1 1.75			12,340

TOTAL 1.070 Acres | ZONING RES | FRNT 312

Nbhd SOUTH TRURO
Infl1 NO ADJ
Infl2 NO ADJ

NOTE: CABANA HAS TILE FLR+ELEC+full bar.

ASSESSED	CURRENT	PREVIOUS
LAND	437,000	376,700
BUILDING	632,900	466,200
DETACHED	24,400	23,200
OTHER	376,900	279,800
TOTAL	1,471,200	1,145,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A 1.00	G 0.90	L-SHAPED	1991	368	22.54	7,500
SHF	G 1.18	A 0.75	8X10	2004	80	18.43	1,100
CAB	G+ 1.25	G 0.90	18X16	2005	1,000	3.50	3,200
PTD	A 1.00	A 0.75			1,338	2.20	2,200
WDK	G 1.18	G 0.90	EST 13*20+16		516	12.39	5,800
WDK	G 1.18	G 0.90	IRREG		170	12.39	1,900
GZB	G 1.18	G 0.90	8 SIDES 5' E		121	24.91	2,700

PHOTO 05/29/2019

BLDG COMMENTS

LEFT INSP CARD 9/22/06+SENT LETTER 7/25/08 (BR IN BSMT PER HEALTH DEPT FILE).

BUILDING

BUILDING	CD	ADJ	DESC			
MODEL	1		RESIDENTIAL	MEASURE	5/29/2019	LG
STYLE	5	1.05	COLONIAL [100%]	LIST	7/12/2010	JH
QUALITY	G	1.30	GOOD [100%]	REVIEW	12/16/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	0.995
NET AREA	2,289	DETAIL ADJ	1.000
$NLA(RCN)	$407	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1.5	1.00
FIXTURES	7	$4,900
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	3	GAMBRELL	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	4	TILE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	896		85.36	76,479
A	BAS	L	BAS AREA	896	1976	347.31	311,189
A	USF	L	UP-STRY FIN	538	1976	283.10	152,309
B	BAS	L	BAS AREA	320	1984	347.31	111,138
C	EPA	N	ENCL PORCH	118		164.14	19,369
D	BAS	L	BAS AREA	472	1980	347.31	163,930
E	BAS	L	BAS AREA	63	1990	347.32	21,881
F	PAT	N	PATIO	182		19.64	3,575
+	WDK	N	ATT WOOD DECK	470		56.88	26,735
	F21	O	FPL 2S 1OP	1		17,812.90	17,813
	GFP	O	GAS FIREPLACE	2		10,688.30	21,377

TOTAL RCN	930,694
CONDITION ELEM	CD
EFF.YR/AGE	1979 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	$632,900

Key: **3291**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,399

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRIS GREGORY M LIFE ESTATE RMNDR: GREGORY F MORRIS ET AL PO BOX 356 TRURO, MA 02666	54-58-0	11 ABBY LN

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

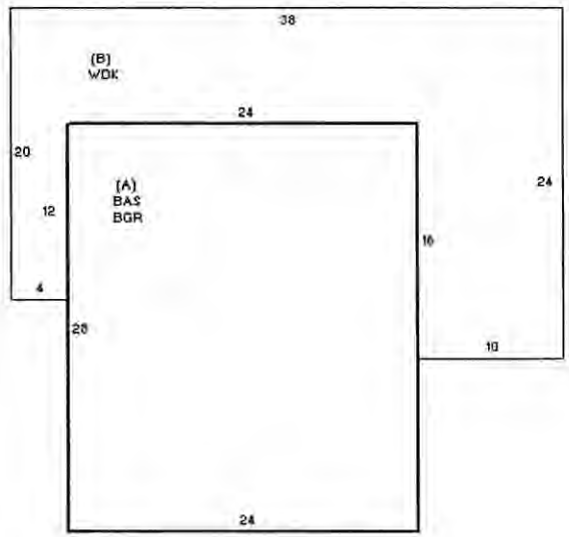
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	181,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/29/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/29/2019	LG
LIST	6/19/2013	EST
REVIEW	12/16/2010	MR

BLDG COMMENTS

HAS APT PER ZBA SPEC PERMIT 6/17/96. LADDER TO LOFT BUT NO HEAD HEIGHT PER 8/22/05 LIST.

YEAR BLT	1989	SIZE ADJ	1.060
NET AREA	672	DETAIL ADJ	1.000
$NLA(RCN)	$387	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BGR	N	SF BSMT GARAGE	672		79.81	53,633
A	BAS	L	BAS AREA	672	1989	272.89	183,385
B	WDK	N	ATT WOOD DECK	512		40.47	20,719

TOTAL RCN	259,837
CONDITION ELEM	CD
EFF.YR/AGE	1989 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$181,900

Key: **3291**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,400

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRIS GREGORY M LIFE ESTATE RMNDR: GREGORY F MORRIS ET AL PO BOX 356 TRURO, MA 02666	54-58-0	11 ABBY LN

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		3	3 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

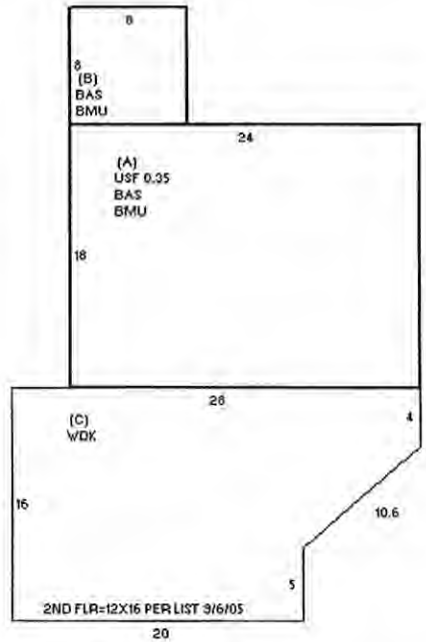
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	195,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/29/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/29/2019	LG
LIST	6/19/2013	EST
REVIEW	12/16/2010	MR

BLDG COMMENTS

HAS KITCHEN PER 2005 LIST.

YEAR BLT	1995	SIZE ADJ	1.060
NET AREA	647	DETAIL ADJ	1.000
$NLA(RCN)	$407	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.35	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	4	TILE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	496		81.45	40,400
+	BAS	L	BAS AREA	496	1995	302.91	150,245
A	USF	L	UP-STRY FIN	151	1995	240.85	36,369
C	WDK	N	ATT WOOD DECK	380		50.91	19,345
	F21	O	FPL 2S 1OP	1		15,002.80	15,003
	MST	O	MASONRY STACK			0.00	

TOTAL RCN	263,461
CONDITION ELEM	CD

EFF.YR/AGE	1995 / 26	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$195,000

Key: 3247

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,353

CURRENT OWNER	PARCEL ID	LOCATION
RUSSIANOFF SYLVIA 128 ROCHELLE AVE PHILADELPHIA, PA 19128	54-11-0	47 OLD COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RUSSIANOFF SYLVIA	09/10/2004	99		(174343)
RUSSIANOFF PENELOPE QPR T	04/22/1999	F		(152799+)

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	%
05-055	04/29/2005	90	BP NVC	22,500	05/25/2007	JH	100	100
04-058	04/29/2004	90	BP NVC	2,400	05/25/2007	JH	100	100
98-083	05/01/1998	9	DECK	600	05/01/1999		100	100

LEGAL

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	782,750	1.00	1 1.00	V10 2.50			606,630
300	A	2.255	15 1.00	1 1.00	1 1.00	59,750	1.00	1 1.00	V10 2.50			134,740
400	F	300	15 1.00	1 1.00	1 1.00	575	1.00	1 1.00	V10 2.50			172,500

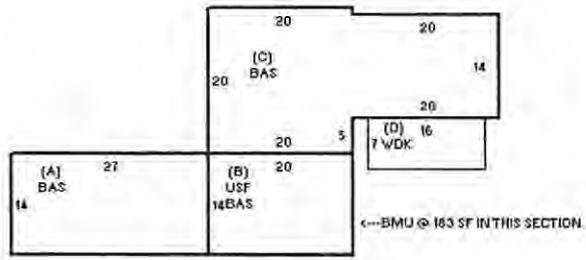
TOTAL	3.030 Acres	ZONING	RES	FRNT	484
Nbhd	SOUTH TRURO	N O T E	FY08=CHGD SHF@100 SF TO ST1 PER 5/07 BP INSPEC (=1 RM+WDK BUT NO KITCH). FY11 VW INCR PER FIELD REV=DISTANT EXPANSIVE UNOBSTRUCTED OF BAY+POND.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	913,900	789,100
BUILDING	321,600	240,800
DETACHED	7,500	7,200
OTHER	0	0
TOTAL	1,243,000	1,037,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A 1.00	A- 0.70	10*10		100	90.90	6,400
SHF	A 1.00	A- 0.70			48	16.28	500
WDK	A 1.00	A- 0.70	4*10 ATT TO		40	10.50	300
PTD	A 1.00	A 0.75	8*18+6*10		204	2.20	300

PHOTO 05/15/2019



BLDG COMMENTS

Shares access drive with #53 and #55 Old County Rd.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/15/2019	LG
LIST	9/26/2012	EST
REVIEW	12/10/2010	MR

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	1,618	DETAIL ADJ	1.000
SNLA(RCN)	$297	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
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	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,338	1955	291.22	389,659
B	USF	L	UP-STRY FIN	280	1955	232.68	65,150
D	WDK	N	ATT WOOD DECK	112		58.15	6,513
	BMU	N	BSMT UNFINISHED	183		79.08	14,472

TOTAL RCN	479,994
CONDITION ELEM	CD

EFF.YR/AGE	1977 / 44
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	$321,600

Key: **3253**

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3,358

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HERRON CAROLINE RAND RLTY TRST	54-17-0	53 OLD COUNTY RD
TRS: ELIZABETH M HERRON		
PO BOX 66		
TRURO, MA 02666		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HERRON CAROLINE RAND RLTY	10/12/2010	99		(192649)
HERRON CAROLINE RAND	10/12/2010	99		(192648)
HERRON CAROLINE RAND RLTY	04/23/2008	99		(185743)

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	%
19-395X	11/27/2019	3	REPAIR/REMOD	500	02/24/2020	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Loi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15 1.00	1 1.00	1 1.00	360,065	1.00	1 1.00	R05 1.15			279,050
300	A	0.005	15 1.00	1 1.00	1 1.00	27,485	1.00	1 1.00	R05 1.15			140

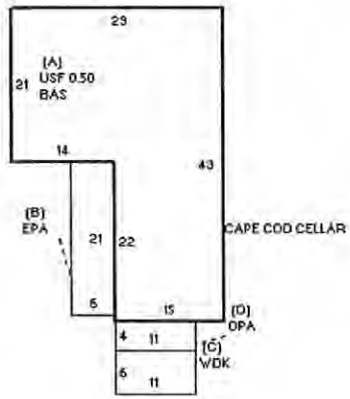
TOTAL	33,977 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	ST1 HAS BR+BATH BUT NO STOVE PER 7/10 LIST. ST1 has ODS.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	279,200	240,700
BUILDING	312,800	230,700
DETACHED	23,000	22,000
OTHER	0	0
TOTAL	615,000	493,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A 1.00	A 0.75	13*26		338	90.90	23,000

PHOTO 04/24/2019



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	OLD STYLE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/24/2019	LG
LIST	6/4/2019	LG
REVIEW	12/10/2010	MR

BLDG COMMENTS

YB=1860 PER OWNER.

YEAR BLT	1863	SIZE ADJ	1.030
NET AREA	1,409	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.230

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
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	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	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	BAS	L	BAS AREA	939	1863	326.16	306,266
A	USF	L	UP-STRY FIN	470	1863	256.74	120,668
B	EPA	N	ENCL PORCH	126		148.86	18,757
C	WDK	N	ATT WOOD DECK	66		83.83	5,533
D	OPA	N	OPEN PORCH	44		121.42	5,343
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	460,066
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	$312,800

Elizabeth Sturdy

From: Rich Stevens
Sent: Wednesday, November 9, 2022 10:36 AM
To: Elizabeth Sturdy; Emily Beebe; Arozana Davis; Jarrod Cabral
Cc: Barbara Carboni; Lynne Budnick; Nina Richey
Subject: RE: Review of PB and ZBA Applications - 38 Cliff Road

Good Morning,
My only comment is that the builder deviated from original plans submitted and approved by changing and adding dormer and approval for those changes are required.
Regards,

Rich

From: Elizabeth Sturdy <ESturdy@truro-ma.gov>
Sent: Tuesday, November 8, 2022 11:18 AM
To: Emily Beebe <EBeeBe@truro-ma.gov>; Rich Stevens <rstevens@truro-ma.gov>; Arozana Davis <ADavis@truro-ma.gov>; Jarrod Cabral <jcabral@truro-ma.gov>
Cc: Barbara Carboni <bcarboni@truro-ma.gov>
Subject: Review of PB and ZBA Applications - 38 Cliff Road

Emily, Rich, Zana, Jarrod:

The attached PB and ZBA Applications will be on upcoming meetings: PB December 21 and ZBA December 19.

Please respond with any comments you may have, or not. Appreciate any and all input.

Let me know if you have any questions. Thanks,

Liz

Elizabeth Sturdy

Elizabeth Sturdy
Planning Department Administrator
Truro Town Hall
24 Town Hall Road, P.O. Box 2030
Truro, MA 02666
Tel: (508) 214-0935
Fax: (508) 349-5505
Email: esturdy@truro-ma.gov

Elizabeth Sturdy

From:	Benjamin Zehnder <bzehnder@zehnderllc.com>
Sent:	Wednesday, November 9, 2022 11:00 AM
To:	Brian Carlstrom (brian_carlstrom@nps.gov); Lauren McKean (lauren_mckean@nps.gov)
Cc:	Barbara Carboni; Elizabeth Sturdy
Subject:	RE: 38 Cliff Road, Truro
Attachments:	VANGENDEREN. AS FILED - Truro PB RSPR Application. 10-28-2022.pdf; VANGENDEREN. AS FILED - Truro ZBA SP Application. 11-4-2022.pdf

Hello Brian:

The Planning Board and ZBA previously approved alterations to this structure with the benefit of Seashore comment. During construction, the owner improved a part of the second floor to add a dormer and increased floor area within the approved building. They also converted a screen porch to enclosed living area. This requires approval of amendment of the prior permits by Planning and Zoning.

In the original application, total gross floor area was increased from 1389 to 1767 square feet. The additional second floor area. The new total gross floor area is 2,697 square feet. The by-right allowance based on lot size is 2,892 square feet, so the project as modified does not need a special permit to exceed the by-right allowance. The attached applications include the approved and as built structures for comparison. Also included are photographs as constructed.

The new dormer is on the rear of the house not easily visible to the public.

Public hearings for the applications are: December 7, 2022 at 5:00 for Planning Board and December 19, 2022 at 5:30 PM for Zoning.

Call or email me anytime with questions.

My regards,

Ben

Please note new email and contact information below and update your address book:

Benjamin E. Zehnder
Benjamin E. Zehnder, LLC
62 Route 6A, Unit B
Orleans, MA 02653
508.255.7766 – Office
508.246.4064 – Mobile
bzehnder@zehnderllc.com

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Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

October 28, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
P.O. Box 2012
Truro, MA 02666

Via hand delivery

Re: New Planning Board application to amend approval in Case No. 2020-005/SPR
38 Cliff Road (Assessor's Parcel ID 32-19)

Dear Ms. Fullerton:

On behalf of owners Katherine S. Cook and Christine Van Genderen, please find enclosed for filing with the Planning Board an original plus 9 copies of a new application for Site Plan Review, as well as payment in the amount of $250.00 for the filing fee. The application seeks to amend the approval granted in Case No. 2020-005/SPR.

Thank you as always for your assistance. I remain –

Very truly yours,

Benjamin E. Zehnder

Enc.
cc via email only w/ attachments:
client
Barbara Carboni
Brian Carlstrom
Lauren McKean
Donald T. Poole
Ted Smith
Elizabeth Sturdy

Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR RESIDENTIAL SITE PLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date October 28, 2022

The undersigned hereby files an application with the Truro Planning Board for the following:

☒ ***Site Plan Review*** pursuant to §70 of the Truro Zoning Bylaw

☐ ***Waiver of Site Plan Review*** pursuant to §70.9 of the Truro Zoning Bylaw
(Note: Site Plan Review shall not be waived in the Seashore District)

1. General Information

Description of Property and Proposed Project Amendment of Residential Site Plan Review approval granted in Case No. 2020-005/SPR to change approved screened porch to living room, revise basement plan, revise interior first floor layout, remove approved second floor deck, and add second floor living space.

Property Address 3 8Cliff Road Map(s) and Parcel(s) 32- 19

Registry of Deeds title reference: Book 33307, Page 344, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Katherine S. Cook and Christine Van Genderen

Applicant's Legal Mailing Address 171 Imperial Avenue ,Westport ,C T03840

Applicant's Phone(s), Fax and Email (203) 247-7242; cvangen171@gmail.com

Applicant is one of the following: *(please check appropriate box)*

*Written Permission of the owner is required for submittal of this application.

☒ Owner ☐ Prospective Buyer* ☐ Other*

Owner's Name and Address (same)

Representative's Name and Address Benjamin E. Zehnder 62 Rte. 6A, Suite B, Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.com

2. Waiver(s) Request – The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of §70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

- The applicant is ***advised*** to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s)

Katherine S. Cook and Christine Van Genderen	Katherine S. Cook and Christine Van Genderen
Applicant(s)/Representative *Printed* Name(s)	Owner(s) *Printed* Name(s) or written permission
10/27/22	
Applicant(s)/Representative *Signature(s)*	Owner(s) *Signature(s)* or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 38 Cliff Road **Applicant Name:** Katherine S. Cook and Christine Van Genderen **Date:** 10/28/2022.

No.	Requirement	Included	Not Included	Explanation, if needed
C. Procedures and Plan Requirements				
1a.	An original and 9 copies of the Application for Site Plan Review	X		
1b.	10 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
	Site Plans			
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	X		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following:			
3a. 1	North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 2	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	X		
	Existing:			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan			

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 38 Cliff Road **Applicant Name:** Katherine S. Cook and Christine Van Genderen **Date:** 10/28/2022.

No.	Requirement	Included	Not Included	Explanation, if needed
	Proposed:			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet			
	Any other applicable zoning information necessary for the proper review of the site plan			
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.	X		
3a. 4	Graphic Scale	X		
3a. 5	Title Block - Including:	X		
	name and description of the project;	X		
	address of the property;	X		
	names of the record owner(s) and the applicant(s); and	X		
	date of the preparation of the plan(s) and subsequent revision dates	X		
3a. 6	Legend of All Symbols		X	Standard symbols used.
3a. 7	Property boundaries, dimensions and lot area	X		
3a. 8	Topography and grading plan		X	Waiver requested.
3a. 9	Location, including setbacks of all existing and proposed buildings and additions	X		
3a. 10	Septic system location	X		
3a. 11	Location of (as applicable):			
	wetlands	X		
	the National Flood Insurance Program flood hazard elevation, and	X		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction		X	None.
3a. 12	Driveway(s) and driveway opening(s)	X		
3a. 13	Existing and proposed lighting		X	No change from prior permit.
3a. 14	Existing landscape features both vegetative and structural		X	No change from prior permit.
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)		X	No change from prior permit.

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 38 Cliff Road **Applicant Name:** Katherine S. Cook and Christine Van Genderen **Date:** 10/28/2022.

No.	Requirement	Included	Not Included	Explanation, if needed
	Architectural Plans			
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including:	X		
	elevations	X		
	floor plans	X		
3c.	**Lighting** specification, including style and wattage(s)		X	No change from prior permit.
	N**eighborhood Context**:			
3d.	Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration		X	Submitted for prior permit.
3e.	**Re-vegetation/Landscaping plan**, including both vegetative and structural features		X	No change from prior permit.

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D – REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

   The applicants do not propose any change to the placement or orientation of the dwelling or to the existing terrain and topography as permitted in Case No. 2020-005/SPR.

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

   The applicants' revised proposal will continue to be appropriate for and compatible with the prevailing character and scale of buildings in the High Head area. The only exterior changes compared to the previously approved design are the construction of living space instead of the approved screened porch, removal of the second floor deck which would have been located above the screened porch, the addition of three windows and a revised entryway design on the south elevation, and the addition of a second floor dormer and reconfiguration of windows and doorways on the east elevation. The applicants do not propose any change in vegetative screening or lighting.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

The applicants intend to preserve the landscape in its existing condition. They do not propose and grade changes or vegetation or soil removal, other than the minimal removals necessary for construction.

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

The property and existing dwelling have a simple driveway which is accessed via Cliff Road, a dirt way. The existing access is safe and convenient for the neighborhood, and the applicants do not propose any new curb cuts, driveways, or changes to the existing road conditions.

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

The applicants do not propose any change in lighting from that approved in their previous Site Plan Review permit.

TOWN OF TRURO

Assessors Office
Certified Abutters List
Request Form

RECEIVED
SEP 22 2022
ASSESSOR'S OFFICE
TOWN OF TRURO

DATE: September 16, 2022

NAME OF APPLICANT: Katherine S. Cook and Christine Van Gerderen

NAME OF AGENT (if any): Benjamin E. Zehnder

MAILING ADDRESS: Benjamin E. Zehnder LLC 62 Rte. 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-766 **EMAIL** bzehnder@zehnderllc.com

PROPERTY LOCATION: 38 Cliff Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 32 **PARCEL** 19 **EXT.** _____
(*if condominium*)

ABUTTERS LIST NEEDED FOR: **FEE: $15.00 per checked item**
(*please check **all** applicable*) (*Fee must accompany the application unless other arrangements are made*)

___ Board of Health[5]
___ Cape Cod Commission
___ Conservation Commission[4]
___ Licensing
Type: _____

Planning Board (PB)
___ Special Permit[1]
XX Site Plan[2]
___ Preliminary Subdivision[3]
___ Definitive Subdivision[3]
___ Accessory Dwelling Unit (ADU)[2]

Zoning Board of Appeals (ZBA)
___ Special Permit[1]
___ Variance[1]

___ Other _____ ***(Fee: Inquire with Assessors)***
(*Please Specify*)

***Note:** Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.*

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 9/22/2022 Date completed: 9/22/2022
List completed by: [illegible] Date paid: 9/22/2022 ~~Cash~~/Check # 222

---

[1]Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

[2]Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

[3]Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

[4]All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

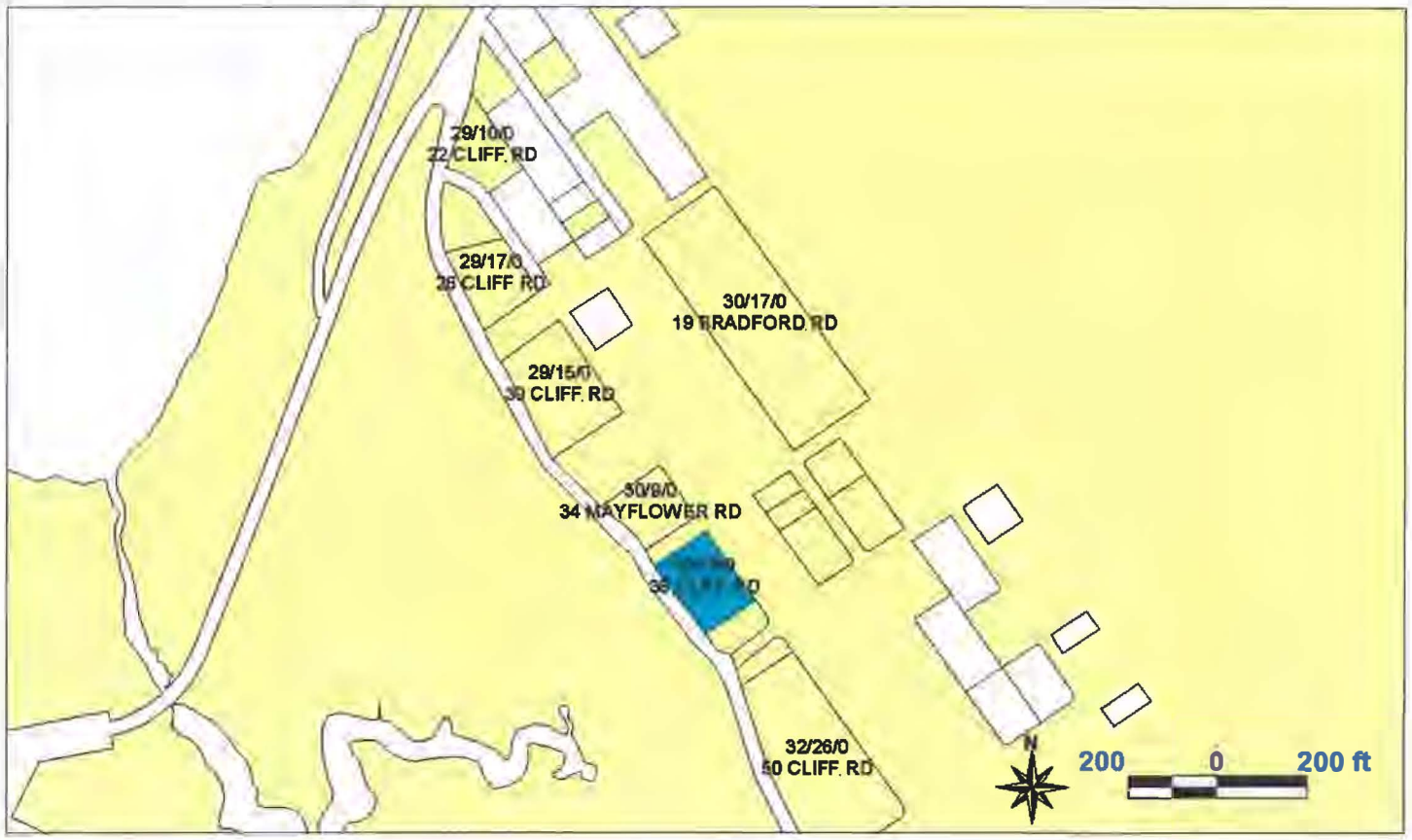
[5]Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.

Revised December 2019

38 Cliff Road
Map 32, Parcel 19
Planning Board/ Site Plan

TOWN OF TRURO, MA
BOARD OF ASSESSORS
P.O. BOX 2012, TRURO MA 02666

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/Country
643	29-8-0-R	TWENTY CLIFF ROAD NOM TRUST TRS: GERARD PETER MICERA	20 CLIFF RD	141 STOWE DRIVE	POUGHQUAG	NY	12570
645	29-10-0-R	STELLO ROBERT & JENNIFER	22 CLIFF RD	PO BOX 762	SO CHATHAM	MA	02633
648	29-13-0-R	RESIKA PAUL & BLAIR	24 CLIFF RD	175 RIVERSIDE DR #6E	NEW YORK	NY	10024
650	29-15-0-E	U S A DEPT OF THE INTERIOR	30 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
6294	29-17-0-E	U S A DEPT OF THE INTERIOR	26 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
659	30-9-0-E	U S A DEPT OF THE INTERIOR	34 MAYFLOWER RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
660	30-10-0-E	U S A DEPT OF THE INTERIOR	13 HOLDEN AVE	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
661	30-11-0-E	U S A DEPT OF THE INTERIOR	15 HOLDEN AVE	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
662	30-12-0-E	TOWN OF TRURO	39 ALDEN RD	PO BOX 2030	TRURO	MA	02666-2030
663	30-13-0-E	U S A DEPT OF THE INTERIOR	43 ALDEN RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
664	30-14-0-E	U S A DEPT OF THE INTERIOR	44 ALDEN RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
667	30-17-0-E	U S A DEPT OF THE INTERIOR	19 BRADFORD RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667
700	32-19-A-R	CLEMONS PETER ET AL	40 CLIFF RD	15 KIDDER AVE	SOMERVILLE	MA	02143
691	32-24-0-R	CLEMONS PETER &BENSON MARIANNE	42 CLIFF RD	15 KIDDER AVE	SOMERVILLE	MA	02143
693	32-26-0-E	U S A DEPT OF THE INTERIOR	50 CLIFF RD	CAPE COD NATIONAL SEASHORE 99 MARCONI SITE RD	WELLFLEET	MA	02667

9/22/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667

9/22/2022

29-8-0-R

TWENTY CLIFF ROAD NOM TRUST
TRS: GERARD PETER MICERA
141 STOWE DRIVE
POUGHQUAG, NY 12570

29-10-0-R

STELLO ROBERT & JENNIFER
PO BOX 762
SO CHATHAM, MA 02633

29-13-0-R

RESIKA PAUL & BLAIR
175 RIVERSIDE DR #6E
NEW YORK, NY 10024

29-15-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

29-17-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-9-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-10-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-11-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-12-0-E

TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030

30-13-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-14-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

30-17-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

32-19-A-R

CLEMONS PETER ET AL
15 KIDDER AVE
SOMERVILLE, MA 02143

32-24-0-R

CLEMONS PETER &BENSON MARIANNE
15 KIDDER AVE
SOMERVILLE, MA 02143

32-26-0-E

U S A
DEPT OF THE INTERIOR
CAPE COD NATIONAL SEASHORE
99 MARCONI SITE RD
WELLFLEET, MA 02667

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: September 22, 2022

To: Benjamin E. Zehnder, Agent for Katherine S. Cook and Christine Van Genderen

From: Assessors Department

Certified Abutters List: 38 Cliff Road (Map 32, Parcel 19)

Planning Board/ Site Plan

Attached is a combined list of abutters for the property located at 38 Cliff Road.

The current owners are Katherine S. Cook and Christine Van Genderen.

The names and addresses of the abutters are as of September 16, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by: _____

Olga Farrell
Assessing Clerk

Key: 685

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 603

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOK KATHARINE S &	32-19-0	38 CLIFF RD
VAN GENDEREN CHRISTINE		
171 IMPERIAL AVE		
WESTPORT, CT 03840		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COOK KATHARINE S &	09/29/2020	QS	925,000	33307-344
ERNEST N DICKINSON REV L	01/17/2002	99		14711-1
DICKINSON ERNEST N	02/07/1995	99		9550-262

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	%
21-191	06/01/2021	5	DEMO	625,000	08/20/2021	LG	100	100
21-191	06/01/2021	1	SINGLE FAM R	625,000		LG	0	0
12-172	07/10/2012	90	BP NVC	5,700	02/06/2013	FC	100	100
89-019	03/03/1989	2	ADDITION		12/31/1989	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.630	16 1.00	50 0.50	1 1.00	944,650	1.15	1 1.00	SV5 7.00			686,720

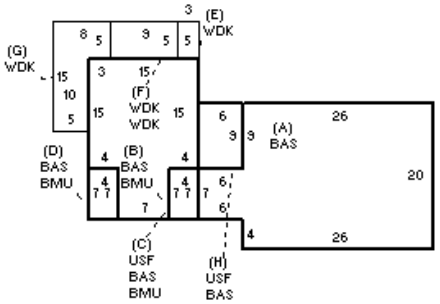
TOTAL	27,443 SF	ZONING	NSD	FRNT	0
Nbhd	NAT'L SEASHORE	NOTE	INFL1=RESTRICTION TO 2 BEDROOM		
Infl1	50%				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	686,700	1,373,400
BUILDING	192,600	172,600
DETACHED	500	500
OTHER	0	0
TOTAL	**879,800**	**1,546,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	P 0.45	8*10		80	14.91	500

PHOTO 12/08/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/8/2020	LG
LIST	12/8/2020	LG
REVIEW	12/15/2010	MR

BLDG COMMENTS

Wood stove in living room. Upper floor is open loft.

YEAR BLT	1950	SIZE ADJ	1.030
NET AREA	1,274	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.120

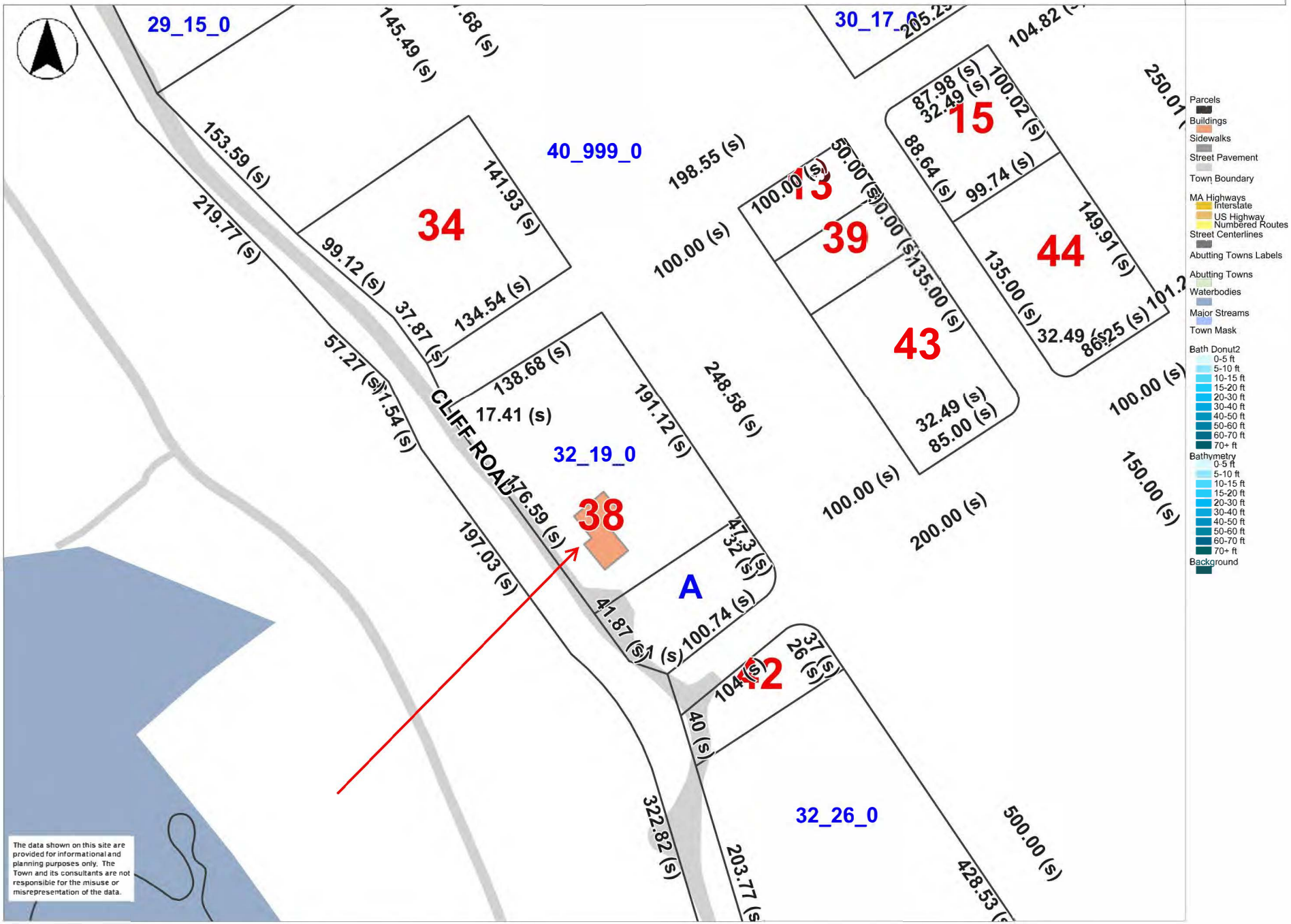
CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	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
+	BAS	L	BAS AREA	946	1950	218.39	206,597
+	BMU	N	BSMT UNFINISHED	330		58.69	19,367
+	USF	L	UP-STRY FIN	328	1950	172.75	56,661
+	WDK	N	ATT WOOD DECK	195		40.99	7,992
	MST	O	MASONRY STACK	1		2,163.00	2,163

TOTAL RCN	296,280
CONDITION ELEM	CD

EFF.YR/AGE	1974 / 46	
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	35	% GD 65
RCNLD		$192,600



0 130 260 ft

Printed on 09/23/2022 at 10:54 AM

MapsOnline - Truro, MA

Bk 33307 Pg344 #52080
09-29-2020 @ 01:39p

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-29-2020 @ 01:39pm
Ctl#: 1039 Doc#: 52080
Fee: $3,163.50 Cons: $925,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 09-29-2020 @ 01:39pm
Ctl#: 1039 Doc#: 52080
Fee: $2,830.50 Cons: $925,000.00

QUITCLAIM DEED

I, ERNEST N. DICKINSON, Trustee of the Restatement of the Ernest N. Dickinson Revocable Living Trust Agreement, said Restatement dated December 10, 1999 and recorded with Barnstable County Registry of Deeds in Book 14710, Page 338, with a mailing address of 36 Trask Road, Vienna, ME 04360, ("Grantor")

for consideration paid in the amount of **NINE HUNDRED TWENTY-FIVE THOUSAND and 00/100 ($925,000.00) DOLLARS,**

grant to **KATHARINE S. COOK and CHRISTINE VAN GENDEREN**, a married couple, as Tenants by the Entirety, with a mailing address of 171 Imperial Avenue, Westport, CT 03840, ("Grantees"),

WITH QUITCLAIM COVENANTS, the land in Truro, Barnstable County, Massachusetts, together with the buildings thereon, described as follows:

Property Address: 38 Cliff Road, Truro, Massachusetts 02666

PARCEL I - the land in Truro, Barnstable County, Massachusetts being shown as **Lots 507 and 508** on a plan hereinafter mentioned and being bounded and described as follows:

Beginning at Cliff Road and running in an Easterly direction by Lot 509 one hundred (100) feet more or less to Mayflower Road, thence;

NORTHERLY along said Mayflower Road one hundred (100) feet more or less, thence;

WESTERLY one hundred (100) feet more or less to said Cliff Road and thence;

SOUTHERLY one hundred (100) feet more or less along said Cliff Road to the point of beginning.

Said Lots shown as 507 and 508 on Plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June, 1924, by John S. Crossman, filed at the Barnstable Registry of Deeds.

PARCEL II - the land in Truro, Barnstable County, Massachusetts being shown as **Lot 510** on a plan hereinafter mentioned as Plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June 1924, by John S. Crossman, which plan is filed in Barnstable Registry of Deeds and bounded and described as follows beginning at the point of intersection of Cliff Road and Chatham Avenue as shown on said plan, thence;

EASTERLY along said Chatham Avenue one hundred (100) feet more or less to the intersection of Chatham Avenue and Mayflower Road, thence;

NORTHERLY along said Mayflower Road one hundred (100) feet more or less, thence;

WESTERLY by land now or formerly of Frank Rich one hundred feet (100 ft) more or less to said Cliff Road, and thence;

SOUTHERLY one hundred (100) feet more or less along Cliff Road.

PARCEL III - the land in Truro, Barnstable County, Massachusetts, being **Lot 509** on plan of Pilgrim Heights at High Head in Truro, Massachusetts, dated June, 1924 by John S. Crossman recorded in Barnstable Registry of Deeds and bounded and described as follows:

Beginning at Cliff Road, thence;

EASTERLY by Lot 510 one hundred (100) feet more or less to Mayflower Road, thence;

NORTHERLY along said Mayflower Road fifty (50) feet more or less, thence;

WESTERLY by Lot 508 one hundred (100 feet) more or less to said Cliff Road, and thence;

SOUTHERLY fifty (50) feet more or less along said Cliff Road to the point of beginning.

The undersigned Trustee hereby certifies that:
1. Said Trust is in full force and effect.
2. All beneficiaries are of full age.
3. All the beneficiaries are competent.
4. All the beneficiaries of said Trust have authorized and directed me as Trustee to convey the herein described premises for the consideration stated above.

Meaning and intending to convey those same premises described in deed dated December 10, 2001 and recorded with Barnstable County Registry of Deeds in Book 14711, Page 1.

Grantor hereby releases any and all rights of homestead in the above property, created either automatically by operation of law or by written declaration that is recorded, and further certifies under the pains and penalties of perjury that there are no other individuals entitled to homestead rights to the property conveyed herein.

SIGNATURE ON FOLLOWING PAGE

Executed as a sealed instrument under the pains and penalties of perjury this 1 day of September, 2020.

Ernest N Dickinson

ERNEST N. DICKINSON, Trustee

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.
County

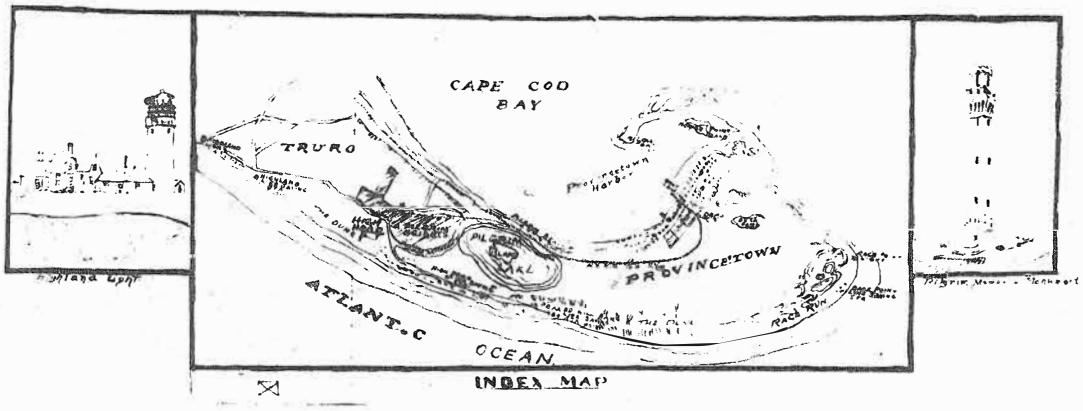
September 1, 2020

On the above date, before me, the undersigned Notary Public, personally appeared **ERNEST N. DICKINSON, Trustee as aforesaid,** who proved to me through satisfactory evidence of identification, which was Personal Knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the attached document are truthful and accurate to the best of his knowledge and belief.

James DeSalvo

Notary Public: Massachusetts
My commission expires: 5/13/2022

JOHN F. MEADE, REGISTER
BARNSTABLE COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY



PLAN of PILGRIM HEIGHTS.

AT HIGH HEAD

IN TRURO MASS.

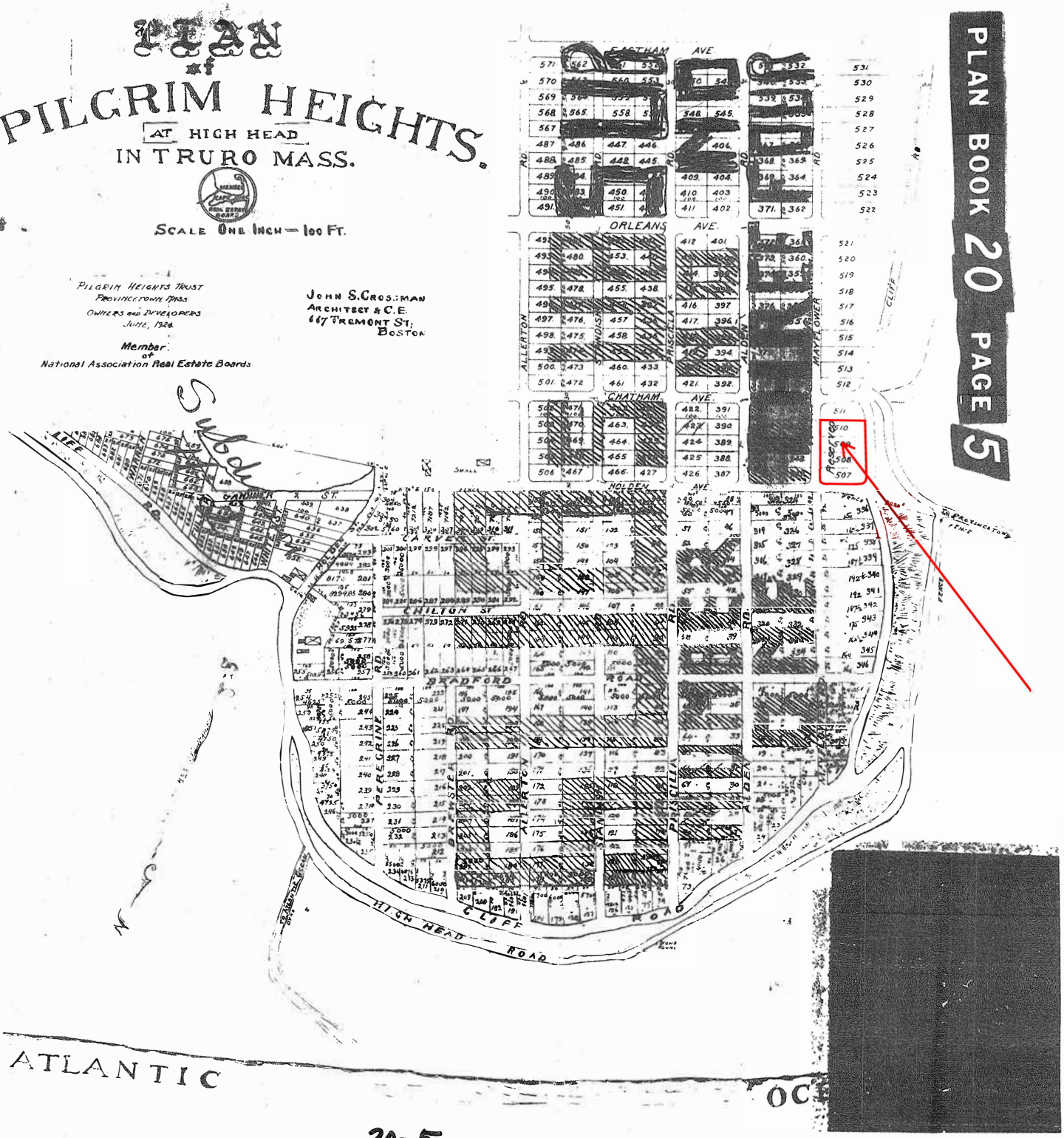
SCALE ONE INCH = 100 FT.

PILGRIM HEIGHTS TRUST
PROVINCETOWN MASS
OWNERS AND DEVELOPERS
JUNE, 1924

Member of National Association Real Estate Boards

JOHN S. CROSSMAN
ARCHITECT & C.E.
667 TREMONT ST.
BOSTON

PLAN BOOK 20 PAGE 5



20-5

Bk 33730 Pg342 #6423
01-28-2021 @ 10:05a

A true copy, attest: Susan A. Joseph, Temporary Town Clerk, Town of Truro / January 11, 2021 / pages 1-4

Planning Board
Town of Truro
24 Town Hall Road
Truro, MA 02666
(508) 349-7004

DECISION OF THE PLANNING BOARD

Residential Development Site Plan Review

Atlas Map 32 Parcel 19 | **Address: 38 Cliff Road**

Case Reference No.: 2020-005/SPR | **Applicants: Katherine S. Cook and Christine Van Genderen**

Hearing Dates: **December 16, 2020; January 6, 2021**

Decision Date: **January 6, 2021**

Sitting: **Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn; Peter Herridge**

Following duly posted and noticed Truro Planning Board hearings held on December 16, 2020, and January 6, 20201, the Board voted to approve the application for Residential Development Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw for additions to an existing residence on property located at 38 Cliff Road, Map 32, Parcel 19, in the Seashore District.

The following materials were submitted as part of the complete application for review:

- Application for Site Plan Review (Residential)
- Certified Abutters List
- [illegible] of Land, #38 Cliff Road, Truro, prepared for Katherine S. Cook & Christine Van [illegible]eren, Deed Book 333507, Page 344, Lots 507, 508, 509, 510, Plan Book 20, Page 5" [illegible]red by Outermost Land Survey, Inc., Scale 1"= 20' dated October 23, 2020
- [illegible] Cliff Road, Truro, Massachusetts," prepared by Ted Smith Architect, LLC, Scale [illegible]0" dated October 26, 2020, Sheets E1.1-E1.2; E2.1-E2.4, inclusive; A1.1 [illegible] December 12, 2020), A1.2 (revised December 12, 2020); A2.1, A2.s, A2.3, A2.5 [illegible] 38 Cliff Road – Planning Board Site Plan Review Zoning Table" dated November 9, 2020
- Review Criteria form, completed
- Residential Site Plan Review Checklist
- Product specifications for lighting fixture
- Town of Truro Assessor's Records and photographs

- Pilgrim Heights Plan
- Quitclaim Deed

The following additional material was submitted:

- Email from Lauren McKean, AICP, Park Planner, Cape Cod National Seashore dated December 16, 2020

Board Vote:

At the January 6, 2021 meeting, Mr. Boleyn made a motion, seconded by Mr. Kiernan, to approve the application for residential development site plan. Vote was 5-1 in favor.

In favor of the Motion: Anne Greenbaum, Chair; Steve Sollog, Vice Chair; Jack Riemer, Clerk; Paul Kiernan; Bruce Boleyn

Opposed to the Motion: Peter Herridge

The application of Katherine S. Cook and Christine Van Genderen for Residential Site Plan approval pursuant to s. 70.4 of the Truro Zoning Bylaw was granted by the Planning Board.

This decision is pursuant to the following facts and conditions:

Findings:

1. This is an application by Katherine S. Cook and Christine Van Genderen for Residential Site Plan Review pursuant to Section 70.4 of the Truro Zoning Bylaw ("Bylaw"). Residential Site Plan Review is required under Section 70.4 of the Zoning Bylaw, as the project is an addition to an existing single-family dwelling in the Seashore District.

2. The Property is located at 38 Cliff Road and is shown on Truro Assessor's Map 32, Parcel 19. The Property contains .64 acres and is located in the Seashore District. The lot is nonconforming as to lot area where three acres are required, and as to front setback from Cliff Road (16.5 feet where 50 feet required).

3. The existing single-family house is located toward the southwest corner of the property. It contains a total of 1,389 square feet, plus a 76 foot covered deck. The first floor contains 1,020 square feet plus the deck; the second floor contains 369 square feet.

4. The proposed project removes most of the existing dwelling and reconstructs it on a somewhat enlarged footprint. A screened porch of 296 square feet will be constructed on the north side of the house, and an additional 213 square feet of living space will be constructed on the east side of the house (rear). The total Gross Floor Area will be 1,767 square feet plus a 373 square foot porch/deck. The first floor will contain 1,252 square

feet, plus the deck; the second floor will contain 515 square feet. The height of the dwelling will increase from an existing ridge height of 22.1 feet above grade to 26.1 feet above grade.

5. No additional alterations to the property are proposed.

6. The Board has reviewed all plans with respect to this Application and has found that they comply with all requirements set forth in Section 70.4(C) of the Bylaw.

7. The Board found that the house will be reconstructed in a manner that is in keeping with the scale of the existing building and other buildings in the neighborhood. This contributes to preserving the characteristics of the Seashore District.

8. Pursuant to Section 70.4(D) of the Bylaw, the Board found:

   a. Relation of Buildings and Structures to the Environment. The Board finds that the reconstructed dwelling relates to the existing terrain and lot, as it modestly expands the footprint of the existing house and preserves the scale of the existing building.

   b. Building Design and Landscaping. The Board finds that the reconstructed house is in an updated vernacular style consistent with other dwellings in the Seashore District and complementary to the landscape, particularly in its compactness on an undersized Seashore lot. The materials are likewise complementary and appropriate to the location.

   c. Preservation of Landscape. The Board finds that the landscape will be preserved as the house is being expanded only modestly and no new parking areas or other appurtenances will be created.

   d. Circulation. The Board finds that the existing driveway and parking area will adequately and safely serve the expanded house.

   e. Lighting. The Board finds that as conditioned below, the lighting proposed for the structure will be consistent with General Bylaw Chapter IV, Section 6, and that adjacent properties and the night sky will be protected from intrusive lighting.

Conditions

1. The use of the Property shall be in strict conformance with the Town of Truro Bylaw.

2. Construction shall conform to the plans referenced in this decision.

3. Lighting shall be installed and maintained so as to comply with the Truro of Truro Outdoor Lighting Bylaw, Chapter IV, Section 6 of the General Bylaws.

4. The Applicant must obtain a special permit from the Zoning Board of Appeals under Section 30.7 and 30.8, and G.L. c. 40A s. 6, to expand a nonconforming structure.

5. Prior to issuance of a Building Permit, the Applicant shall submit to the Board revised, stamped architectural plans with a complete zoning table that includes all required dimensions, including but not limited to Gross Floor Area, that conforms to this Decision.

6. Prior to issuance of an occupancy permit, the Applicant shall submit a stamped, As-Built Plan of the residence confirming that the residence conforms to the above limits and dimensions indicated on the Plans.

This Site Plan Approval for a Residential Site Plan shall expire two (2) years from the date of approval.

Pursuant to Zoning Bylaw Section 70.6, it is the responsibility of the applicant to obtain a true attested copy of this decision from the Town Clerk and to record this decision in the Barnstable Registry of Deeds or Land Court, as applicable. Prior to the issuance of building permit, the applicant shall present evidence of such recording to the Building Commissioner and the Planning Board Secretary.

Anne Greenbaum, Chair

1/11/2021
Date

Received, Office of the Town Clerk:

Susan A. Joseph
Signature

January 11th 2021
Date

JOHN F. MEADE, REGISTER
BARNSTABLE COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

38
OSPREY

38

I hereby certify that the structures shown hereon are located as they exist on the ground.

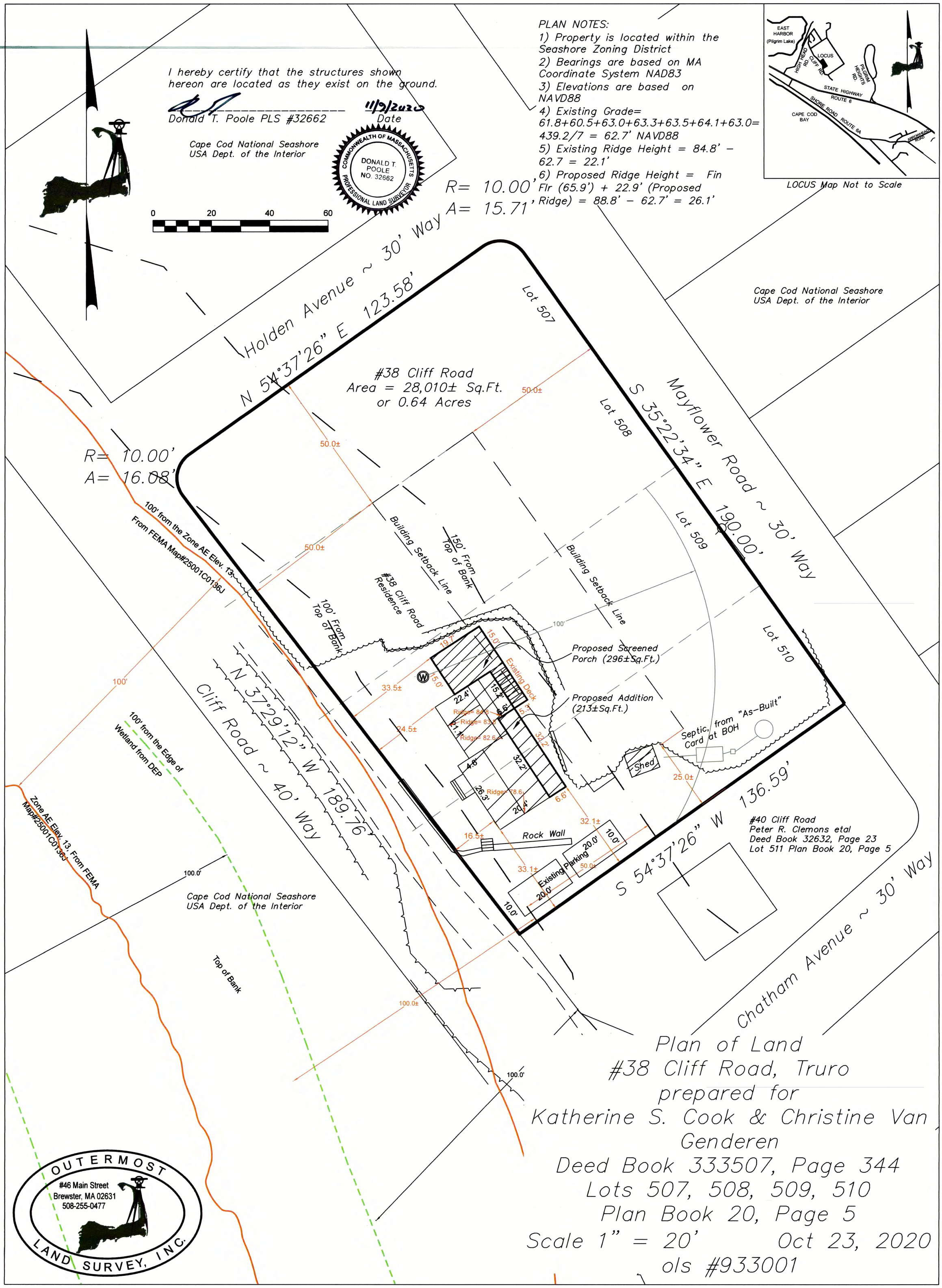
Donald T. Poole PLS #32662 — Date 11/9/2020

Cape Cod National Seashore
USA Dept. of the Interior

COMMONWEALTH OF MASSACHUSETTS — DONALD T. POOLE NO. 32662 — PROFESSIONAL LAND SURVEYOR

PLAN NOTES:
1) Property is located within the Seashore Zoning District
2) Bearings are based on MA Coordinate System NAD83
3) Elevations are based on NAVD88
4) Existing Grade= 61.8+60.5+63.0+63.3+63.5+64.1+63.0= 439.2/7 = 62.7' NAVD88
5) Existing Ridge Height = 84.8' – 62.7 = 22.1'
6) Proposed Ridge Height = Fin Flr (65.9') + 22.9' (Proposed Ridge) = 88.8' – 62.7' = 26.1'

LOCUS Map Not to Scale



Plan of Land
#38 Cliff Road, Truro
prepared for
Katherine S. Cook & Christine Van Genderen
Deed Book 333507, Page 344
Lots 507, 508, 509, 510
Plan Book 20, Page 5
Scale 1" = 20' Oct 23, 2020
ols #933001

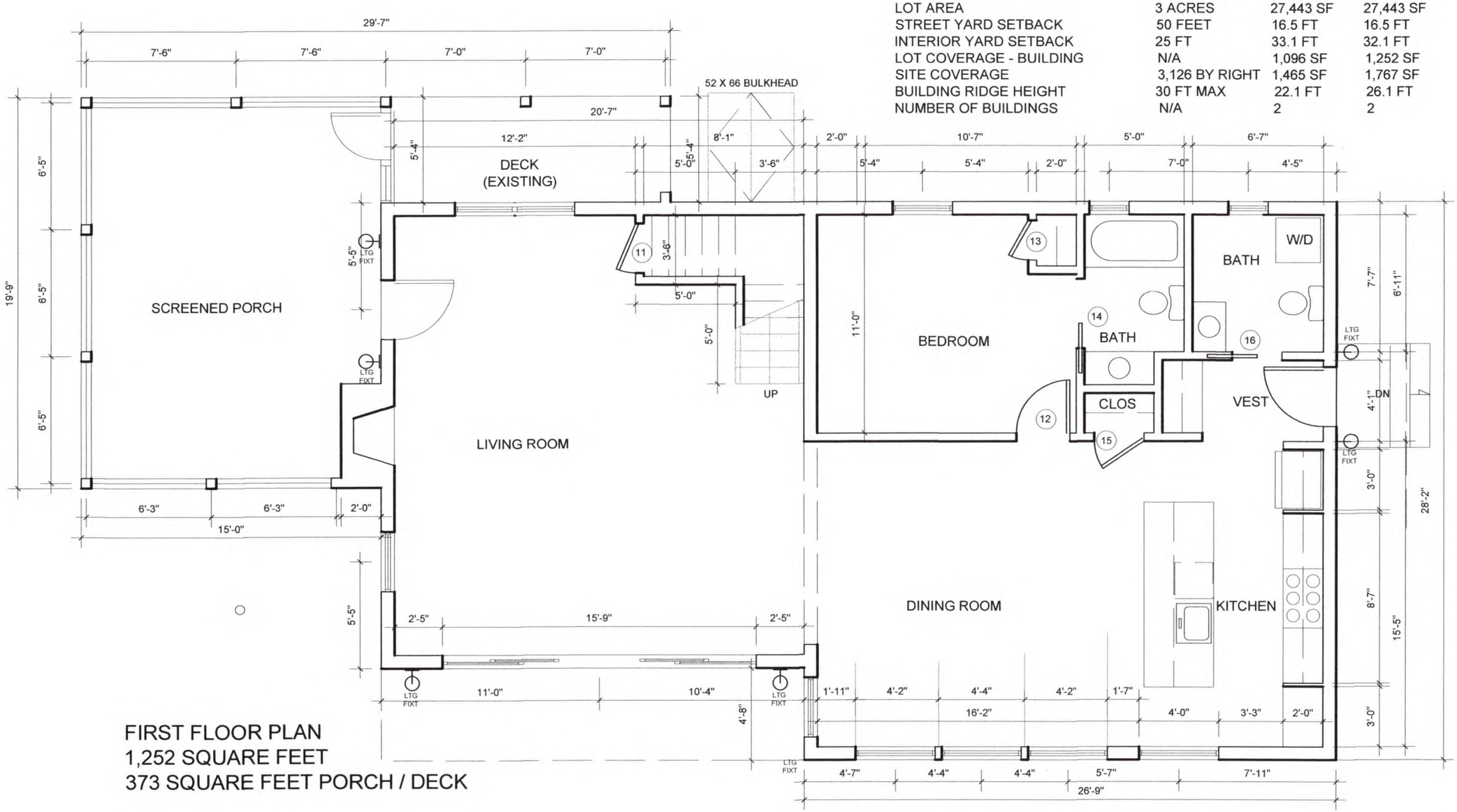
OUTERMOST LAND SURVEY, INC.
#46 Main Street
Brewster, MA 02631
508-255-0477

AS APPROVED

AS APPROVED

ZONING TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	3 ACRES	27,443 SF	27,443 SF
STREET YARD SETBACK	50 FEET	16.5 FT	16.5 FT
INTERIOR YARD SETBACK	25 FT	33.1 FT	32.1 FT
LOT COVERAGE - BUILDING	N/A	1,096 SF	1,252 SF
SITE COVERAGE	3,126 BY RIGHT	1,465 SF	1,767 SF
BUILDING RIDGE HEIGHT	30 FT MAX	22.1 FT	26.1 FT
NUMBER OF BUILDINGS	N/A	2	2

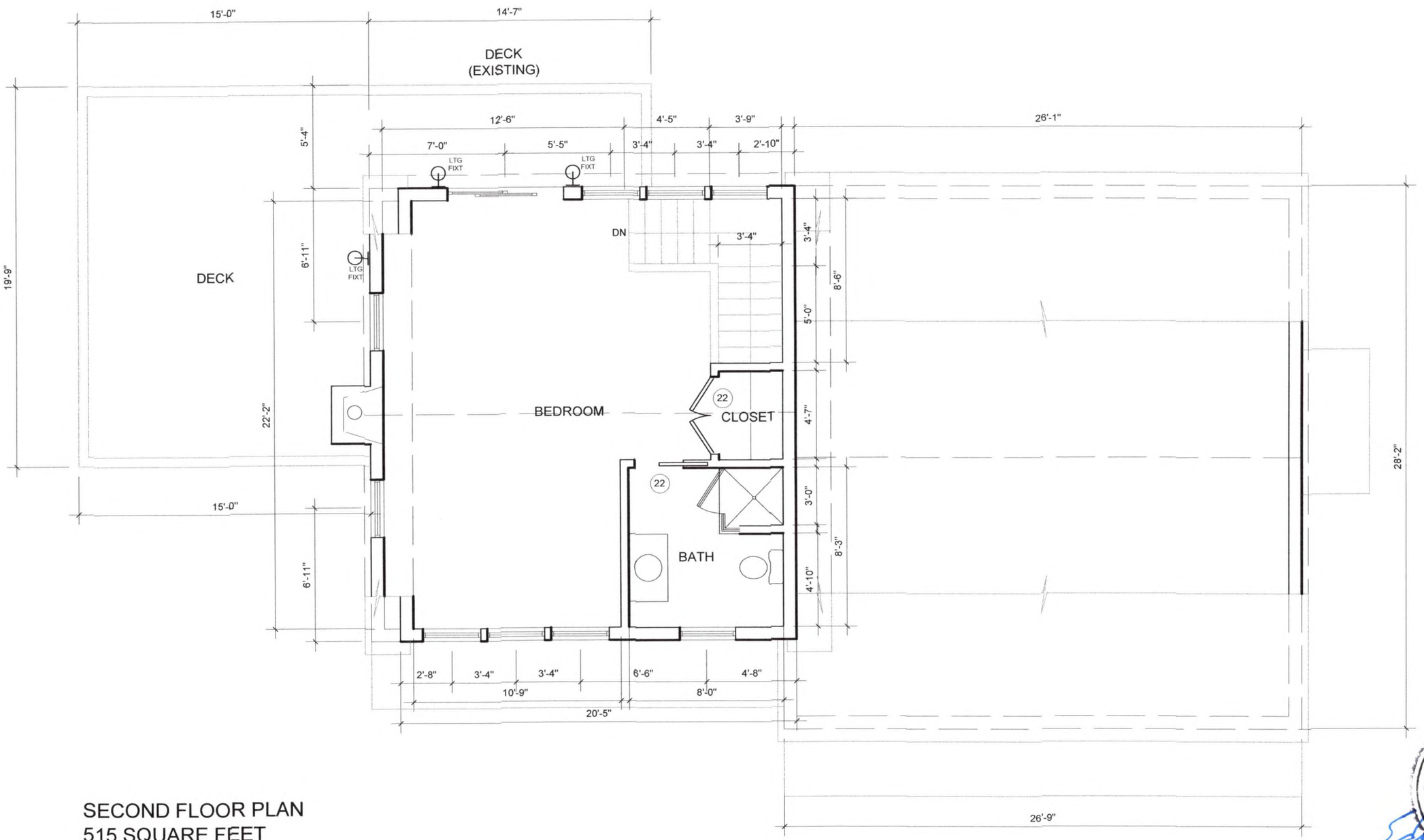


FIRST FLOOR PLAN
1,252 SQUARE FEET
373 SQUARE FEET PORCH / DECK

REGISTERED ARCHITECT
EDWARD J. SMITH
No. 8633
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE PROPOSED FIRST FLOOR PLAN	SCALE 3/16" = 1'-0" DATE 26 OCTOBER 2020 8 JANUARY 2021	SHEET NO. A1.1

AS APPROVED

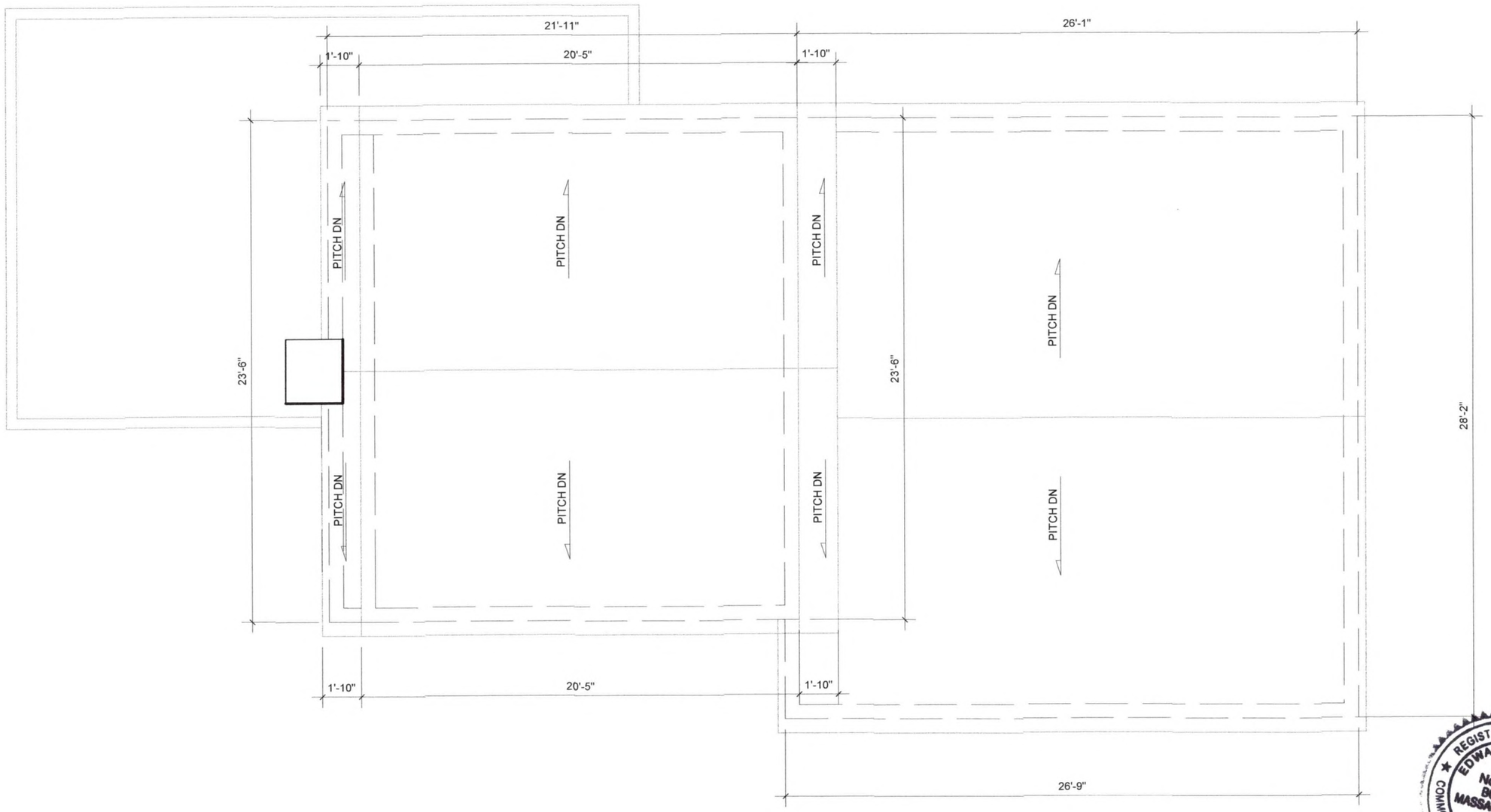


SECOND FLOOR PLAN
515 SQUARE FEET

REGISTERED ARCHITECT
EDWARD J. SMITH
No. 8633
BOSTON
MASSACHUSETTS
COMMONWEALTH OF M

TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE PROPOSED SECOND FLOOR PLAN	SCALE 3/16" = 1'-0" DATE 26 OCTOBER 2020 8 JANUARY 2021	SHEET NO. A1.2

AS APPROVED



TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

ROOF PLAN

SCALE 3/16" = 1'-0"

DATE 26 OCTOBER 2020
8 JANUARY 2021

SHEET NO. A1.3

AS APPROVED

TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE PROPOSED WEST ELEVATION	SCALE 3/16" = 1'-0" DATE 20 OCTOBER 2020 8 JANUARY 2021	SHEET NO. A2.1

AS APPROVED

REGISTERED ARCHITECT
EDWARD J. SMITH
No. 8633
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

Edward J. Smith

TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE PROPOSED SOUTH ELEVATION	SCALE 3/16" = 1'-0" DATE 26 OCTOBER 2020 8 JANUARY 2021	SHEET NO. A2.2

AS APPROVED

TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

DATE 26 OCTOBER 2020
8 JANUARY 2021

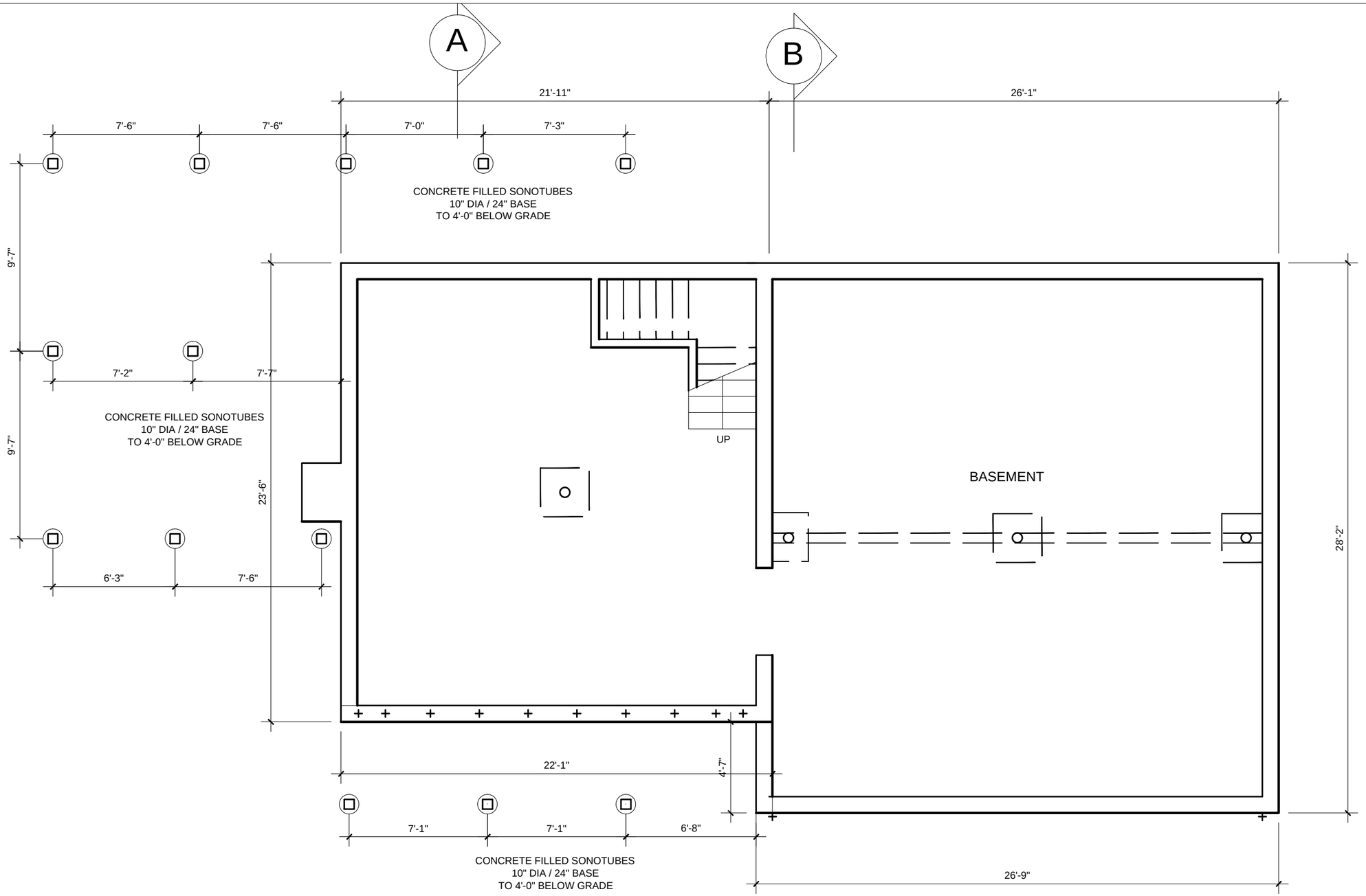
SHEET NO. A2.3

AS APPROVED

EDWARD J. SMITH
No. 8633
BOSTON
MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE PROPOSED NORTH ELEVATION	SCALE 3/16" = 1'-0" DATE 26 OCTOBER 2020 8 JANUARY 2021	SHEET NO. A2.5

AS BUILT



TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

REVISED BASEMENT PLAN

SCALE
3/16" = 1'-0"

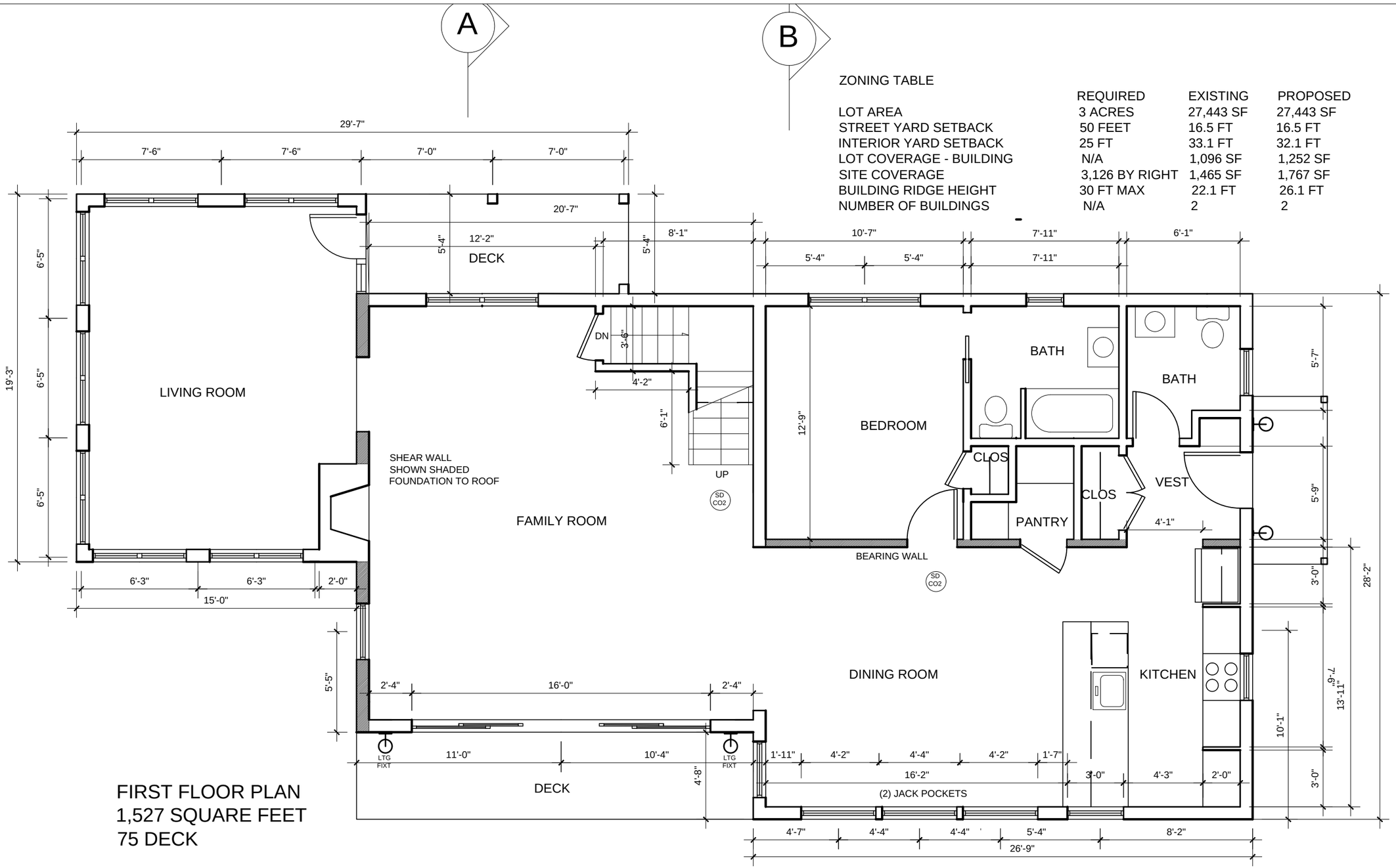
DATE
2 MAY 2022

SHEET NO.
A1.0

AS BUILT

ZONING TABLE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	3 ACRES	27,443 SF	27,443 SF
STREET YARD SETBACK	50 FEET	16.5 FT	16.5 FT
INTERIOR YARD SETBACK	25 FT	33.1 FT	32.1 FT
LOT COVERAGE - BUILDING	N/A	1,096 SF	1,252 SF
SITE COVERAGE	3,126 BY RIGHT	1,465 SF	1,767 SF
BUILDING RIDGE HEIGHT	30 FT MAX	22.1 FT	26.1 FT
NUMBER OF BUILDINGS	N/A	2	2



FIRST FLOOR PLAN
1,527 SQUARE FEET
75 DECK

TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE
38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE
REVISED FIRST FLOOR PLAN

SCALE
3/16" = 1'-0"

DATE
2 MAY 2022

SHEET NO.
A1.1

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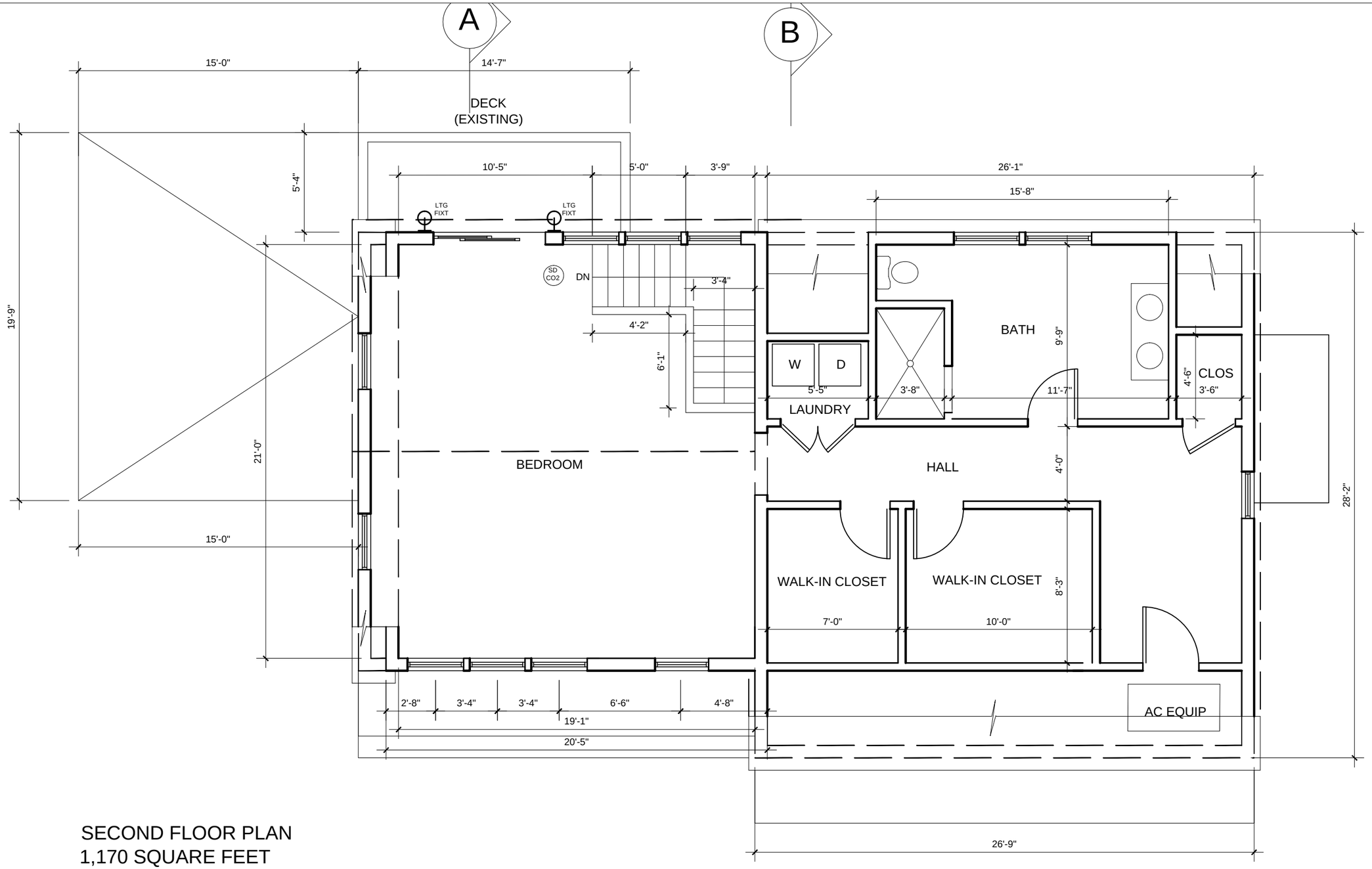
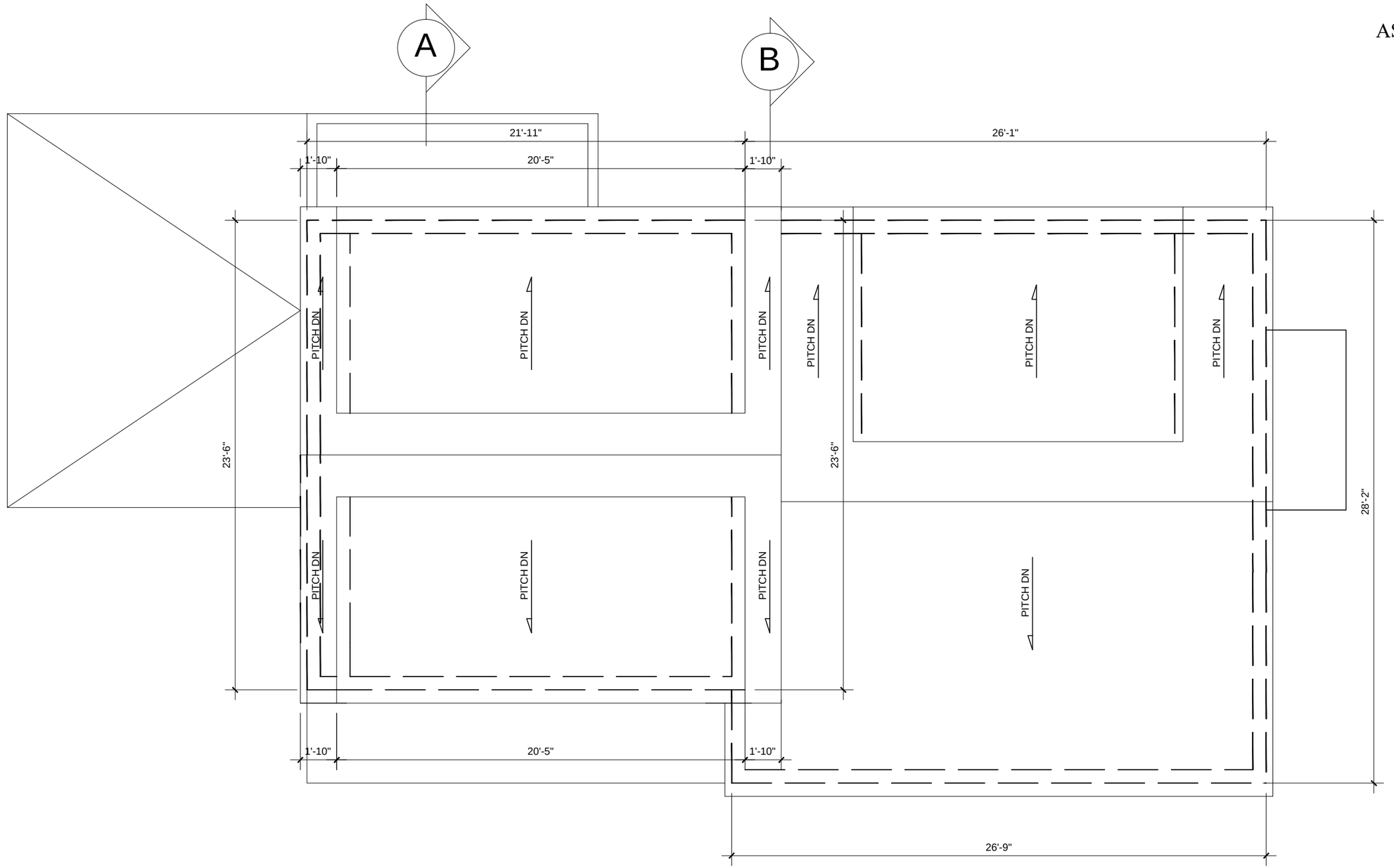


SECOND FLOOR PLAN
1,170 SQUARE FEET

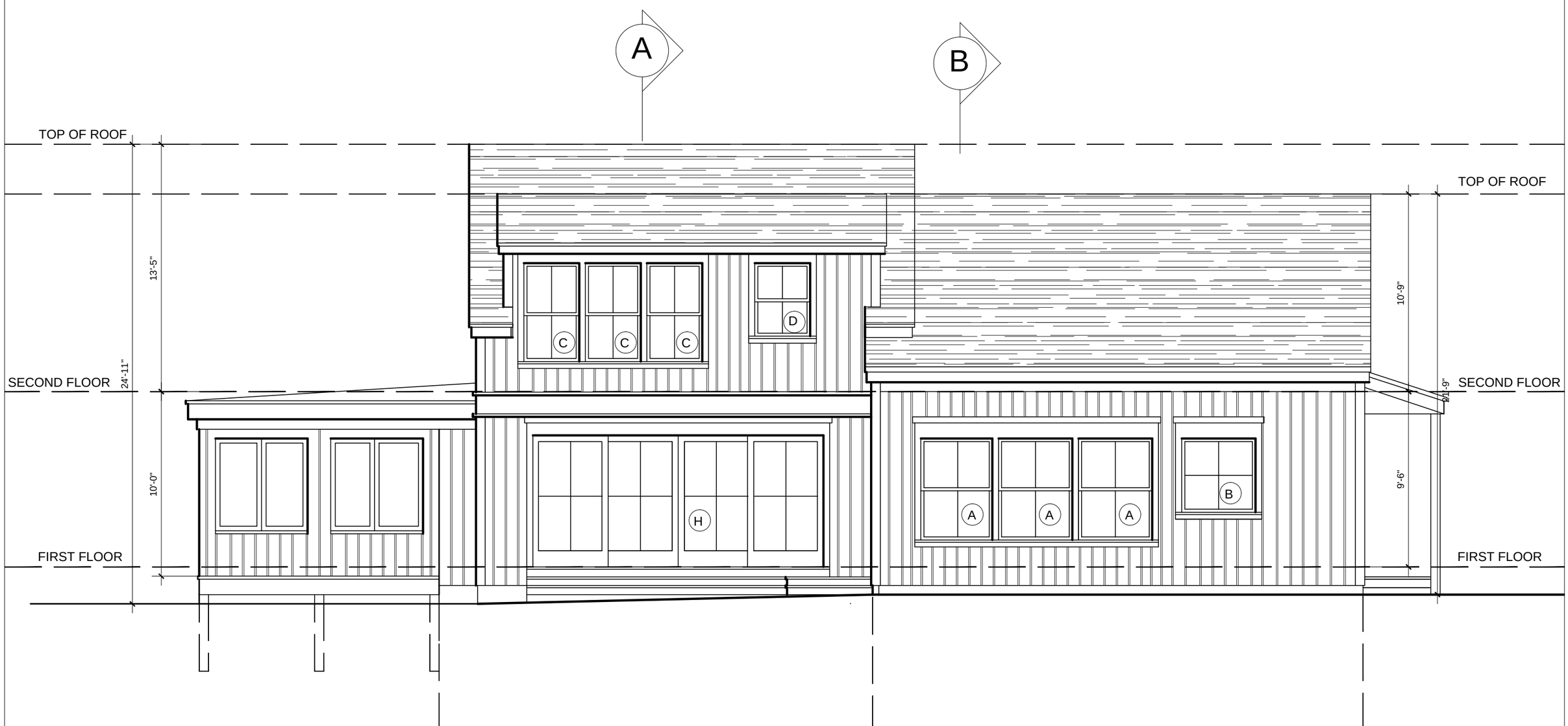
TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE REVISED SECOND FLOOR PLAN	SCALE 3/16" = 1'-0" DATE 2 MAY 2022	SHEET NO. A1.2

AS BUILT



TED SMITH Architect, LLC 12 Dartmouth Place . Boston 422 Commercial Street . Provincetown 617 . 247 . 0023 TEDSMITHARCHITECT@GMAIL.COM	PROJECT TITLE 38 CLIFF ROAD Truro, Massachusetts	DRAWING TITLE REVISED ROOF PLAN	SCALE 3/16" = 1'-0" DATE 2 MAY 2022	SHEET NO. A1.3

AS BUILT



TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

REVISED WEST ELEVATION

SCALE

3/16" = 1'-0"

DATE

2 MAY 2022

SHEET NO.

A2.1

AS BUILT

TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

REVISED SOUTH ELEVATION

SCALE
3/16" = 1'-0"

DATE
2 MAY 2022

SHEET NO.
A2.2

AS BUILT

TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

REVISED EAST ELEVATION

SCALE
3/16" = 1'-0"

DATE
2 MAY 2022

SHEET NO.
A2.3

AS BUILT

TED SMITH
Architect, LLC
12 Dartmouth Place . Boston
422 Commercial Street . Provincetown
617 . 247 . 0023
TEDSMITHARCHITECT@GMAIL.COM

PROJECT TITLE

38 CLIFF ROAD
Truro, Massachusetts

DRAWING TITLE

REVISED NORTH ELEVATION

SCALE
3/16" = 1'-0"

DATE
2 MAY 2022

SHEET NO.
A2.4