

Key: 70

Town of Provincetown - Fiscal Year 2015

12/1/2014 5:18 pm SEQ #: 82

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COASTAL ACRES REALTY TR EDWARD E VEARA TTEE PO BOX 2031 DENNIS, MA 02638				2-3-1-0				76-R BAYBERRY AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COASTAL ACRES REALTY TR				08/12/1995	F	(137930 / 645064)					
COASTAL ACRES REALTY TR				01/03/1989	F	1 6582-61					
COASTAL ACRES CAMPING CT				09/28/1983	QS	100,000 3880-148					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3860	100	CAMPING FAC				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-BP-062	10/01/2013	3	RENOVATIONS	1,650			100	100
		42	INSP DATA QU		07/19/2012	FP	0	0
09-RP-056	05/28/2008	3	RENOVATIONS				100	100
		38	38D I/E RECE				0	0

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Use	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	15.190	CIM	1.00	50 0.50 100 1.00	549,175	0.20	100 1.00	C02	0.50		1,668,390

TOTAL	15.190 Acres	ZONING	R1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CIM	NOTE	LAND	1,668,400	1,668,400			
Inf1	50		BUILDING	322,300	319,200			
Inf2	100		DETACHED	220,900	218,800			
			OTHER	234,100	235,000			
			TOTAL	2,445,700	2,441,400			

DETAILED

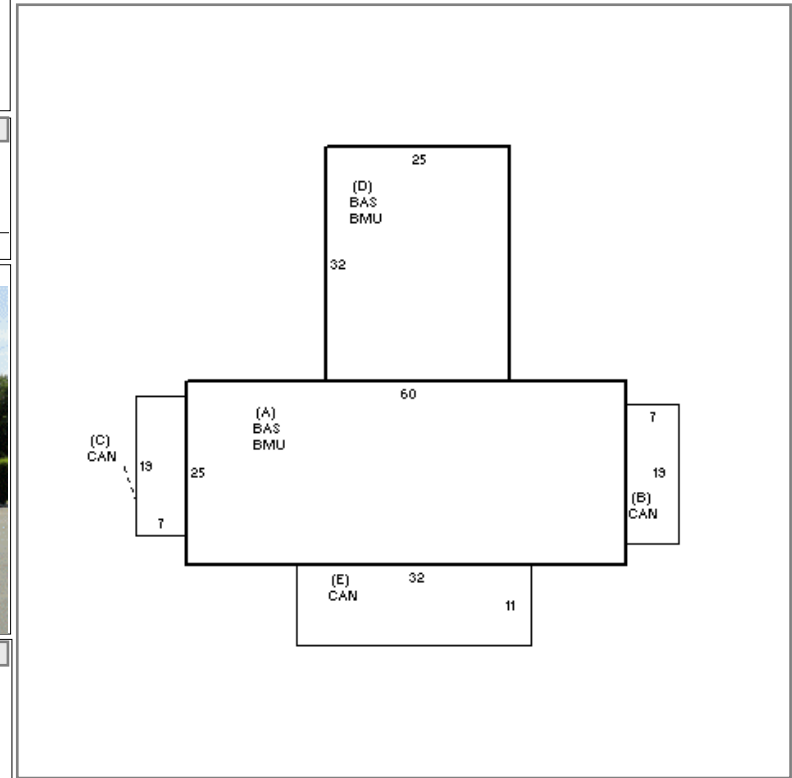
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CLR	A	1.00	A 0.70 8 X 12	2000	96	25.80	1,700
MHS	A	1.00	A 0.70		152	2,060.40	219,200



BLDG COMMENTS
9 MOBILE HOMES: 4 SEASONAL, 5 YEARROUND

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2012	FP
MODEL	5		CIM	LIST	7/19/2012	FP
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	8/1/2012	RF
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1940	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,823		
NET AREA	2,300	DETAIL ADJ	1.833	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	2,300		41.24	94,850	CONDITION ELEM	CD		
\$NLA(RCN)	\$175	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	2,300	1940	117.67	270,635	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	CAN	N	CANOPY	618		23.41	14,465	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	2		2,336.50	4,673	HEAT	U		
				FLOOR COVER	4	VINYL	0.98									ELECT	U		
				INT. FINISH	4	WALL BOARD	0.96												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				SEPTIC FIELD	2	CERT TITLE V	1.00												
																		EFF. YR/AGE	1986 / 27
																		COND	20 20%
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$322,300

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COASTAL ACRES REALTY TR				2-3-1-0				76-R BAYBERRY AVE			
EDWARD E VEARA TTEE				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 2031											
DENNIS, MA 02638											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3860	100	CAMPING FAC					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

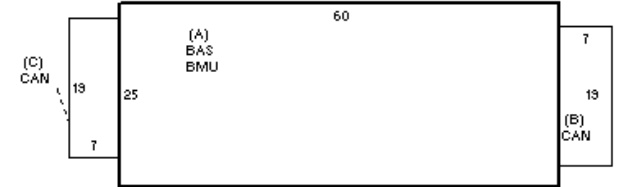
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	234,100	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2012	FP
MODEL	5		CIM	LIST	7/19/2012	FP
STYLE	19	2.08	MIXED USE [100%]	REVIEW	8/1/2012	PG
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
9 MOBILE HOMES: 4 SEASONAL, 5 YEARROUND

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YEAR BLT	1960	SIZE ADJ	1.085	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	303,971		
NET AREA	1,500	DETAIL ADJ	1.759	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	1,500		44.48	66,727	CONDITION ELEM	CD		
\$NLA(RCN)	\$203	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	1,500	1960	126.93	190,391	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	CAN	N	CANOPY	266		25.25	6,716	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	1		2,337.00	2,337	HEAT	N		
				FLOOR COVER	4	VINYL	0.98									ELECT	U		
				INT. FINISH	4	WALL BOARD	0.96												
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	1.00												
				SEPTIC FIELD	2	CERT TITLE V	1.00												
																		EFF.YR/AGE	1980 / 33
																		COND	23 23%
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$234,100