

Key: 1807

Town of OAK BLUFFS - Fiscal Year 2021

10/27/2020 11:16 pm SEQ #: 1.865

LEGALS

| CURRENT OWNER  |   |          |          | PARCEL ID  |      |            |              | LOCATION            |     |      |            |           |         |
|--|---|----------|----------|------------|------|------------|--------------|---------------------|-----|------|------------|-----------|---------|
| FRANTZMAN SETH J<br>C/O DILLON RYAN<br>35 MESHAKET WAY<br>VINEYARD HAVEN, MA 02568 |   |          |          | 11-209-0   |      |            |              | 112 DUKES COUNTY AV |     |      |            |           |         |
| TRANSFER HISTORY   |   |          |          | DOS        | T    | SALE PRICE | BK-PG (Cert) |                     |     |      |            |           |         |
| DILLON RYAN  |   |          |          | 08/12/2020 | QS   | 667,000    | 1538-737     |                     |     |      |            |           |         |
| FRANTZMAN SETH J   |   |          |          | 12/07/2011 | N    | 99         | 1262-1011    |                     |     |      |            |           |         |
| ABBOT LUCY L   |   |          |          | 09/08/1995 | QS   | 85,000     | 661-1        |                     |     |      |            |           |         |
| CD   | T | AC/SF/UN | Ngh      | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3                | Lpi | VC   | CREDIT AMT | ADJ VALUE |         |
| 103  | S | 3,200    | N00 1.04 | 100        | 1.00 | N 1.00     | 551,569      | 6.15                | NA  | 1.00 | NA         | 1.00      | 249,370 |

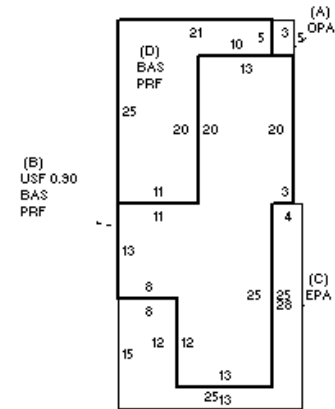
| CLASS   | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN | CARD   |     |
|---------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 0130    | 70         | MULTI-USE RES |              |        |            | 1  | 1 of 1 |     |
| PMT NO  | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY | 1st    | %   |
| XP08-63 | 06/09/2008 | 15            | SALE INSPECT |        | 08/17/2020 | WP | 0      | 0   |
|         |            | 68            | Vision Field |        | 04/17/2011 | DT | 0      | 0   |
|         |            | 51            | Measur+1Visi |        | 11/10/2008 | SL | 0      | 0   |
|         |            | 3             | Renovations  | 2,000  | 11/10/2008 |    | 0      | 100 |
|         |            | 68            | Vision Field |        | 05/04/2007 | DT | 0      | 0   |

LAND

| TOTAL | 3,200 SF  | ZONING           | B1                                 | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-----------|------------------|------------------------------------|---------|---------|--------------|----------------|----------------|
| Ngh   | 0N00      | N<br>O<br>T<br>E | land area changed per oakland plan |         |         | LAND         | 249,400        | 237,500        |
| Inf1  | 100% GOOD |                  | BUILDING                           | 218,100 | 158,500 |              |                |                |
| Inf2  | N         |                  | DETACHED                           | 0       | 0       |              |                |                |
|       |           |                  | OTHER                              | 0       | 0       |              |                |                |
|       |           |                  |                                    |         |         | <b>TOTAL</b> | <b>467,500</b> | <b>396,000</b> |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE |          |     |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |          |     |
| STYLE    | 7  | 1.71 | OLD STYLE [100%]  | REVIEW  | 8/1/2014 | RJM |
| QUALITY  | +  | 1.15 | PLUS AVE [100%]   |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

BLDG COMMENTS

G

| YEAR BLT   | 1900  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 376.007    |
|------------|-------|------------|-------|--------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 1,634 | DETAIL ADJ | 1.778 | FOUNDATION   | 6  | CRAWL           | 1.00 | A | OPA | N | OPEN PORCH      | 15    |      | 42.20     | 633     |                |            |
| \$NLA(RCN) | \$230 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE    | 1.00 | + | PRF | N | PIER FOUNDATION | 1,014 |      | 8.18      | 8,295   |                |            |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE           | 1.00 | + | BAS | L | BAS AREA        | 1,014 | 1900 | 200.49    | 203,299 |                |            |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN   | 1.00 | B | USF | L | UP-STRY FIN     | 620   | 1900 | 200.49    | 124,305 |                |            |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD        | 1.00 | C | EPA | N | ENCL PORCH      | 271   |      | 137.18    | 37,175  |                |            |
|            |       |            |       | INT. FINISH  | 8  | AVG/PLSTR/DRYWL | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | HEATING/COOL | 8  | HEAT PUMP       | 1.04 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       | FUEL SOURCE  | 3  | ELECTRIC        | 1.00 |   |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | EXTERIOR       |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | HEAT           |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1985 / 32  |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 32 32 %    |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 10         |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 42 % GD 58 |
|            |       |            |       |              |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$218,100  |