

Key: 1317

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 1.350

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                                                                      |   |          |          |     |            |          | PARCEL ID                 |             |          |        |    | LOCATION   |           |   |                   |  |              |  |
|----------------------------------------------------------------------------------------------------|---|----------|----------|-----|------------|----------|---------------------------|-------------|----------|--------|----|------------|-----------|---|-------------------|--|--------------|--|
| SISSON SCOTT B & RANDI J TRS<br>2017 SCOTT & RANDI SISSON TRS<br>PO BOX 315<br>E ORLEANS, MA 02653 |   |          |          |     |            |          | 25-57-3                   |             |          |        |    | 12 MAIN ST |           |   |                   |  |              |  |
|                                                                                                    |   |          |          |     |            |          | TRANSFER HISTORY          |             |          |        |    | DOS        |           | T | SALE PRICE        |  | BK-PG (Cert) |  |
|                                                                                                    |   |          |          |     |            |          | SISSON SCOTT B & RANDI J  |             |          |        |    | 10/20/2017 |           | F | 1 30841-215       |  |              |  |
|                                                                                                    |   |          |          |     |            |          | SISSON SCOTT & SISSON RAN |             |          |        |    | 04/30/1999 |           | R | 325,000 12239-303 |  |              |  |
| JONES CHARLES E JR                                                                                 |   |          |          |     | 03/31/1999 |          | F                         | 1 12164-195 |          |        |    |            |           |   |                   |  |              |  |
| CD                                                                                                 | T | AC/SF/UN | Ngh      | Loc | View       | Inf1     | ADJ BASE                  | SAF         | Inf2     | LPI    | VC | CREDIT AMT | ADJ VALUE |   |                   |  |              |  |
| 100                                                                                                | S |          | CIC 1.00 | 1   | 1.00       | 100 1.00 | 352,800                   | 1.00        | 100 1.00 | 1 1.00 |    |            |           |   |                   |  |              |  |

| TOTAL    | SF         | ZONING | VC | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|----------|------------|--------|----|------|---|----------|---------|----------|
| Ngh      | C\I CONDOS | NOTE   |    |      |   | LAND     | 0       | 0        |
| Loc View | AVERAGE    |        |    |      |   | BUILDING | 112,000 | 105,100  |
| Inf1     | NO ADJUST  |        |    |      |   | DETACHED | 0       | 0        |
|          |            |        |    |      |   | OTHER    | 0       | 0        |
|          |            |        |    |      |   | TOTAL    | 112,000 | 105,100  |

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



| BLDG COMMENTS                                             |            |     |
|-----------------------------------------------------------|------------|-----|
| MEASURE                                                   | 12/18/2019 | DSF |
| LIST                                                      | 12/18/2019 | EST |
| REVIEW                                                    | 1/2/2020   | PJK |
| DEEDED SQFT 533<br>Unit C-1--2nd floor<br>HOMES BY SISSON |            |     |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/18/2019 | DSF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 11 |      | CIM CONDOS        |         |            |     |
| STYLE    | 3  | 1.00 | OFFICE [100%]     | LIST    | 12/18/2019 | EST |
| QUALITY  | +  | 1.10 | PLUS AVG [100%]   |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] | REVIEW  | 1/2/2020   | PJK |

| YEAR BLT    | 1984  | SIZE ADJ   | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN            | 147,399 |
|-------------|-------|------------|-------|---------|----|-------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------------|---------|
| NET AREA    | 514   | DETAIL ADJ | 1.000 | COMPLEX | 2  | 12 MAIN ST  | 1.25 | A | USF | L | UP-STRY FIN | 514   | 1984 | 286.77    | 147,399 | CONDITION ELEM CD    |         |
| \$NLA(RCN)  | \$287 | OVERALL    | 1.275 | LOC     | 14 | 2ND         | 1.00 |   |     |   |             |       |      |           |         | EXTERIOR             |         |
| CAPACITY    |       | UNITS      | ADJ   | HVAC    | 2  | HOT-WATER   | 1.02 |   |     |   |             |       |      |           |         | INTERIOR             |         |
| STORIES     |       | 1          | 1.00  |         |    |             |      |   |     |   |             |       |      |           |         | MKT APPEAL           |         |
| % HEATED    |       | 100        | 1.00  |         |    |             |      |   |     |   |             |       |      |           |         |                      |         |
| % AIR COND  |       | 0          | 1.00  |         |    |             |      |   |     |   |             |       |      |           |         |                      |         |
| % SPRINKLER |       | 0          | 1.00  |         |    |             |      |   |     |   |             |       |      |           |         |                      |         |
|             |       |            |       |         |    |             |      |   |     |   |             |       |      |           |         | EFF.YR/AGE 1990 / 32 |         |
|             |       |            |       |         |    |             |      |   |     |   |             |       |      |           |         | COND 24 24 %         |         |
|             |       |            |       |         |    |             |      |   |     |   |             |       |      |           |         | FUNC 0               |         |
|             |       |            |       |         |    |             |      |   |     |   |             |       |      |           |         | ECON 0 PH1           |         |
|             |       |            |       |         |    |             |      |   |     |   |             |       |      |           |         | DEPR 24 % GD 76      |         |
|             |       |            |       |         |    |             |      |   |     |   |             |       |      |           |         | RCNLD \$112,000      |         |