

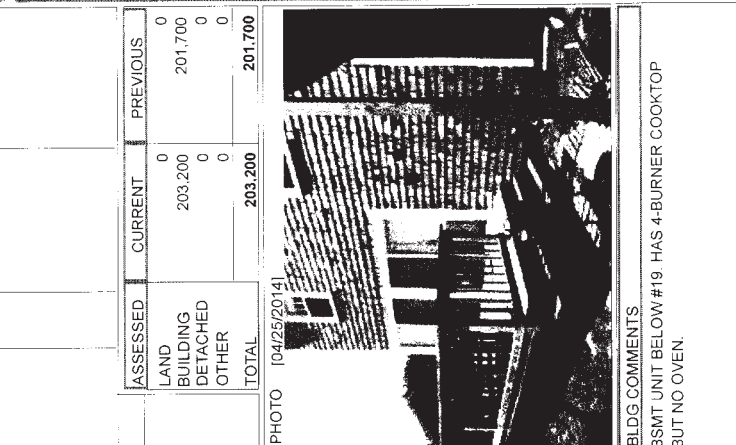
CURRENT OWNER		PARCEL ID		LOCATION						
GRIERSON MARGARET		45-38-18		62 CORN HILL RD						
26 WARWICK ROAD		TRANSFER HISTORY		SALE PRICE BK-PG (Cett)						
WEST NEWTON, MA 02465		GRIERSON MARGARET		87,295 20185-124						
		GRIERSON MARGARET &		67,000 11366-063						
		04/17/1998 OS								
CD	T	AC/SF/JUN	Nbrd	Int1	Int2	Int3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		SF	ZONING	FRNT	0
Nbrd			N		
Int1			I		
Int2			O		
			T		
			E		

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	203,200	201,700
DETACHED	0	0
OTHER	0	0
TOTAL	203,200	201,700

PHOTO	04/25/2014
BLDG COMMENTS	
BSMT UNIT BELOW #19 HAS 4-BURNER COOKTOP BUT NO OVEN.	

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO (100%)
QUALITY	L	0.70	LOW COST (100%)
FRAME	1	1.00	WOOD FRAME (100%)
YEAR BLT	1955	SIZE ADJ	1,060
NET AREA	441	DETAIL ADJ	1,503
\$NLA(RCN)	\$562	OVERALL	1,000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1	1.00
ROOMS	1	1	1.00
BEDROOMS	1	1	97
BATHROOMS	1	1	1.00
FIXTURES	3	3	\$2,100
PCT COMM INT	3.8	3.8	1.00



MEASURE	4/25/2014	FC
LIST	4/25/2014	FC
REVIEW	7/12/2007	RJM

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	CORN HILL	1.55
CONDO STYLE	3	CONVENTIONAL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

UNITS	441
RCN	240 202
ADJ PRICE	544.68
YB	1955
TOTAL RCN	247,823

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF YR/AGE	1957 / 57
COND	18 18%
FUNC	0
ECON	0
DEPR	18 % GD
RCNLD	\$203,200

Commercial Building Valuation Report

Travelers

Policy : ESTIMATE-1727376

10/05/2015

INSURED

Cottage #18
62 Corn Hill Rd.
Truro, Ma 02652

Effective Date:

Expiration Date

Cost as of:

06/2015

BUILDING: SUPERSTRUCTURE

Reconstruction

sq. ft.

\$/sq. ft.

Section 1: 100% Condominium

\$131,755

441

\$298.76

BUILDING: SUBSTRUCTURE

Reconstruction

sq. ft.

\$/sq. ft.

SECTION
1:

\$0

0

\$0.00

Section Totals

Reconstruction

sq. ft.

\$/sq. ft.

SECTION 100% Condominium
1:

\$131,755

441

\$298.76

BUILDING TOTAL, Cottage 18

\$131,755

441

\$298.76

BUILDING INSURANCE SUMMARY

Total Insured Amount

\$439,000

Percent of Insurance to Value

333%

80% Co-insurance Requirement

\$105,404

316% Variance

\$333,596

VALUATION GRAND TOTAL

\$131,755

441

\$298.76

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

Key: 2136

Town of TRURO - Fiscal Year 2016

8/19/2015 9:51 am SEQ #: 2,162

CURRENT OWNER		LOCATION	
ROTHSTEIN JOSEPH C & SUSAN E & TEAGUE TERENCE & DANA ET AL 11 MILTON RD BROOKLINE, MA 02445-7508		62 CORN HILL RD	
PARCEL ID	45-38-19	DOS	T
TRANSFER HISTORY	05/09/2008 J 02/17/1998 A 12/05/1996 QS	SALE PRICE	11228-108+ 11228-108 5436-239
ADJ BASE	SAF	VC	CREDIT AMT
ADJ VALUE			

CD	AC/SF/UN	Nbhd	Inf1	Inf2	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
TOTAL	SF	ZONING	FRNT	0					
Nbhd		N CORN HILL COTTAGES CONDO UNIT #19=YR							
Inf1		O ROUND USE							
Inf2									

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	483,000	479,300
DETACHED	0	0
OTHER	0	0
TOTAL	483,000	479,300

TY	QUAL	COND	DIMINUTE	YB	UNITS	ADJ PRICE	RCNLD

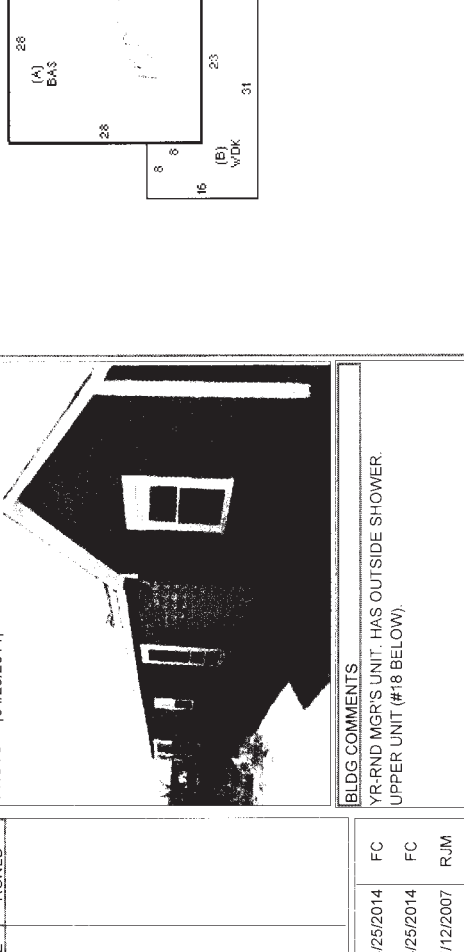
BLDG COMMENTS	YR-RND MGR'S UNIT. HAS OUTSIDE SHOWER. UPPER UNIT (#18 BELOW).
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MEASURE	4/25/2014	FC
LIST	4/25/2014	FC
REVIEW	7/12/2007	RJM

YEAR BLT	1955	SIZE ADJ	0.780
NET AREA	1,496	DETAIL ADJ	1.705
\$NLA(RCN)	\$394	OVERALL	1.000
CAPACITY	UNITS	ADJ	
STORIES(FAR)	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	12.5	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	CORN HILL	1.55
CONDO STYLE	3	CONVENTIONAL	1.00
BASEMENT	4	CRAWL	1.00
HEATING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEWLOC	4	GOOD	1.10

CLASS	1020	CLASS%	100	CONDOMINIUM
PMT NO	04-043	PMT DT	04/06/2004	AMOUNT
		TY	9	DECK
INSP	06/22/2005	BY	WL	100
BN ID	1	BN	1	CARD
				1 of 1



YR-RND	MGR'S UNIT	HAS OUTSIDE SHOWER
UPPER UNIT	(#18 BELOW)	

TOTAL RCN	589,025	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF YR/AGE	1957 / 57	
COND	18	18%
FUNC	0	
ECON	0	
DEPR	18	% GD
RCNLD		\$483,000

Commercial Building Valuation Report

Travelers

Policy : ESTIMATE-1727391

10/05/2015

INSURED

Cottage #19
62 Corn Hill Rd.
Truro, ma 02652

Effective Date:

Expiration Date

Cost as of:

06/2015

BUILDING: SUPERSTRUCTURE

Reconstruction

sq. ft.

\$/sq. ft.

Section 1: 100% Condominium

\$330,254

1,500

\$220.17

BUILDING: SUBSTRUCTURE

Reconstruction

sq. ft.

\$/sq. ft.

SECTION
1:

\$0

0

\$0.00

Section Totals

Reconstruction

sq. ft.

\$/sq. ft.

SECTION 100% Condominium
1:

\$330,254

1,500

\$220.17

BUILDING TOTAL, Cottage #19

\$330,254

1,500

\$220.17

BUILDING INSURANCE SUMMARY

Total Insured Amount

\$439,000

Percent of Insurance to Value

133%

80% Co-insurance Requirement

\$264,203

66% Variance

\$174,797

VALUATION GRAND TOTAL

\$330,254

1,500

\$220.17

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.