

Key: 1076

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.035

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LIAM LUTTRELL ROWLAND, LLC MGR: LIAM LUTTRELL ROWLAND 25 WAY 112 WELLFLEET, MA 02667				36-190-0				2 HIGHLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LIAM LUTTRELL ROWLAND, LL				04/01/2022	C	1,162,500	35020-42					
CLAIRE ADAMS LLC				05/20/2013	QS	430,000	27389-142					
HATHAWAY CRAIG A & KAREN				06/17/2002	A	450,000	15270-267					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	70	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-076X	03/09/2021	11	COMMERCIAL	13,000	06/14/2021	LG	100 100
19-077	03/18/2019	10	ALL OTHERS	40,000	07/28/2020	PJK	100 100
13-261	10/16/2013	4	REHAB	274,000	03/10/2016	RJM	100 100
13-197	08/09/2013	10	ALL OTHERS	98,891	03/10/2016	RJM	100 100
09-17S	05/12/2009	99	ALL OTHER		06/08/2010	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	7,725 R6A	1.00	1	1.00	347,670	2.45	1	1.00	C01	0.90	151,100

TOTAL	7,725 SF	ZONING	GTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	RT 6A/NTC	NOTE 4/1/2022 SF chng per Deed 35020-42.	LAND	151,100	146,700			
Inf1	NO ADJ		BUILDING	462,600	458,700			
Inf2	NO ADJ		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	616,200	607,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHC	V	1.50 A	0.75 9X12	1980	108	30.64	2,500

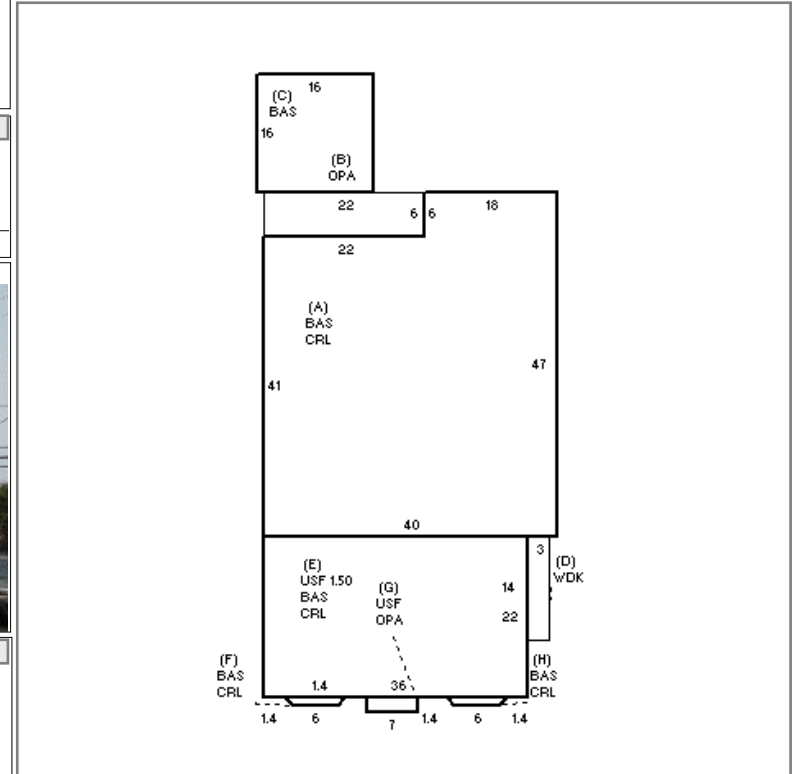
PHOTO	06/06/2023



BLDG COMMENTS
SALTY MARKET with apartment

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2011	DF
MODEL	5		CIM	LIST	10/25/2011	DF
STYLE	31	1.96	STORE(SM. RET) [70%]	REVIEW	3/10/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	0.865
NET AREA	4,012	DETAIL ADJ	1.861
\$NLA(RCN)	\$177	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
% HEATED	100	1.00
% A/C	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXTERIOR WALL	2	CLAP BOARD	1.00
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	4	VINYL	0.98
INT FINISH	2	DRYWALL	1.02
H.V.A.C.	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	CRAWL SPACE	2,554		16.10	41,119
A	BAS	L	BASE AREA	1,748	1850	164.68	287,859
+	OPA	N	OPEN PORCH	146		45.40	6,628
+	BAS	L	BASE AREA	1,062	1850	164.68	174,889
D	WDK	N	WOOD DECK	42		43.31	1,819
+	USF	L	UP-STRY FIN	1,202	1850	164.68	197,944
	PAT	N	PATIO	108		13.69	1,478

TOTAL RCN	711,736
CONDITION ELEM	CD
EFF.YR/AGE	2000 / 22
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$462,600