Key: 1129

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.107

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HODGIN MARJORIE J&MARSTON D II PO BOX 191 NO TRURO, MA 02652-0191	38-1-0	43 POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HODGIN MARJORIE J&MARSTON	08/15/1991	99		7648-171
HODGIN MARSTON & LUCILLE	06/11/1963	99	15,000	1205-101+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-018X	01/17/2020	90	BP NVC	1,000	02/20/2020	LG	100	100
19-370	11/18/2019	80	SOLAR TAXABL	23,000	02/20/2020	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
06-SS17	01/01/2007	50	SPLIT SUB				100	100
03-246	12/17/2003	1	SINGLE FAM R	450,000	09/07/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.670	11 1.00	L6 0.95	1 1.00	2,394,665	1.11	1 1.00	WF2 7.00			1,774,170

TOTAL	29,185 SF	ZONING	RES	FRNT	0

Nbhd	NORTH TRURO
Infl1	LOC ADJ
Infl2	NO ADJ

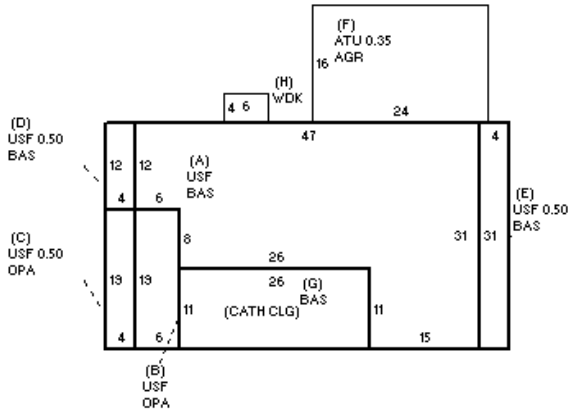
NOTE: LOC ADJ=PUBLIC PARKING LOT. 0.5 AC ON PLN+0.17AC (35-131) BY ADDL DEED(NO PLN).

ASSESSED	CURRENT	PREVIOUS
LAND	1,774,200	1,542,600
BUILDING	1,044,900	861,400
DETACHED	0	0
OTHER	0	0
TOTAL	**2,819,100**	**2,404,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/20/2020



BMU=30X30 ON RIGHT; REST=CRAWL PER 6/4/13 M+L

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/16/2022	LG
LIST	9/16/2022	LG
REVIEW	11/15/2010	MR

BLDG COMMENTS

Gas heating stove in fireplace hearth.

YEAR BLT	2004	SIZE ADJ	0.985
NET AREA	2,810	DETAIL ADJ	1.000
$NLA(RCN)	$453	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$4,900
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,229	2004	423.72	520,751
+	USF	L	UP-STRY FIN	1,295	2004	324.72	420,507
+	OPA	N	OPEN PORCH	190		105.43	20,032
F	AGR	N	ATTACHED GARAGE	384		140.28	53,867
F	ATU	N	UNFIN ATTIC	134		116.25	15,577
G	BAS	L	BAS AREA	286	2004	423.72	121,184
H	WDK	N	ATT WOOD DECK	24		153.90	3,694
	BMU	N	BSMT UNFINISHED	900		102.59	92,328
	F21	O	FPL 2S 1OP	1		21,407.90	21,408
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,274,247

CONDITION ELEM	CD

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$1,044,900