

Key: 1150

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.127

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROEMLEIN CHRISTOPHER & FAYE 73 HIGH HILL RD TIVERTON, RI 02878				39-15-0				38 POND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROEMLEIN CHRISTOPHER & FA				08/17/2016	QS	1,315,000	29867-163				
MARY HUTCHINGS LIV TRUST				10/31/2014	J	1	28483-184				
HUTCHINGS MARY LIVING TRU				08/14/2007	99		22263-340+				


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 %
CYC	05/16/2023	30	CHECK DATA		11/04/2022	LG	100 100
23-137	04/05/2023	9	DECK	35,500	07/06/2023	LG	100 100
17-124	05/08/2017	4	REHAB	15,000	03/06/2018	LG	100 100
03-223	11/14/2003	2	ADDITION	150,000	08/29/2005	WAL	100 100
97-043	04/01/1997	6	SHED	900	05/01/1998		100 100

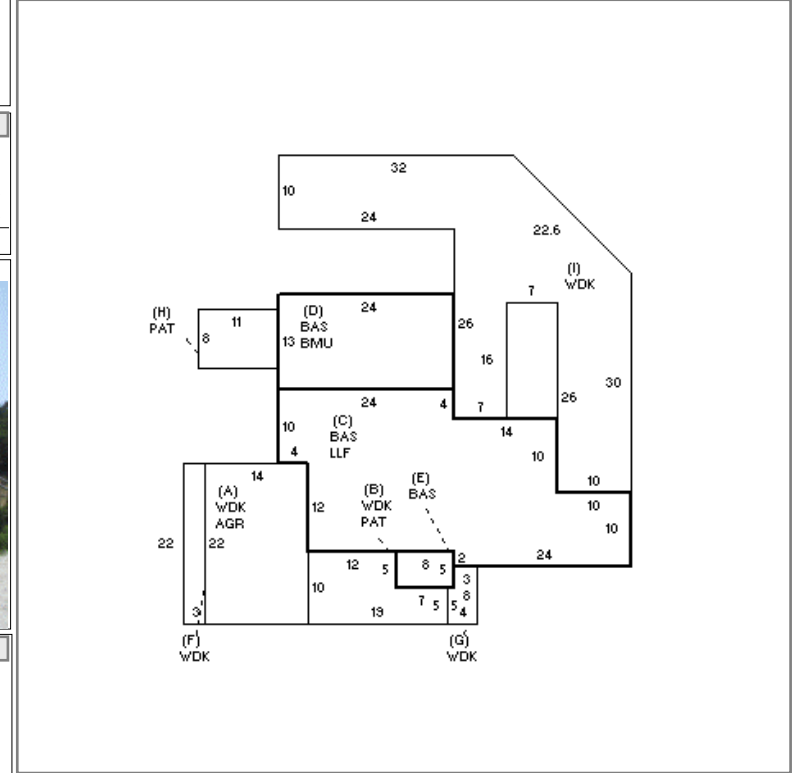
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.700	11 1.00	L4 0.85	1 1.00	2,142,595	1.07	1 1.00	WF2 7.00			1,609,000

DETACHED

TOTAL	30,492 SF	ZONING	RES	FRNT	0	ASSESSED	1,609,000	CURRENT	1,399,000	PREVIOUS	1,399,000			
Nbhd	NORTH TRURO	NOTE LOC ADJ=PROXIMITY TO PUBLIC BEACH.	LAND	621,800	472,600	BUILDING	1,000	1,300	OTHER	0	0	TOTAL	2,231,800	1,872,900
Inf1	LOC ADJ													
Inf2	NO ADJ													

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/06/2023
SHF	A	1.00	A 0.75 8*10		80	16.47	1,000		07/06/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	7/6/2023	LG	ATF 9 x15 (0.50)=COMPLETELY OPEN FINISHED LOFT ACCESSIBLE BY LADDER. FREESTANDING LP GAS STOVE/FIREPLACE. HAS WHEELCHAIR STAIRWAY LIFT & FULLY ACCESSIBLE BATHROOM.
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR	
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	901,105
NET AREA	2,072	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	308		129.63	39,927	CONDITION ELEM	CD
\$NLA(RCN)	\$435	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	PAT	N	PATIO	243		20.28	4,929		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	LLF	L	LOWER LEVEL FIN	860	1940	258.13	221,988	
STORIES(FAR)	1.75	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMU	N	BSMT UNFINISHED	312		105.22	32,827			
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,212	1940	387.40	469,531			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	1,522		58.06	88,362			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	ATF	N	FINISHED ATTIC	68			202.35	13,760			
FIXTURES	6	\$4,200	FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1			13,952.90	13,953			
UNITS	0	1.00					GFP	O	GAS FIREPLACE	1			11,628.10	11,628			
															EFF.YR/AGE	1983 / 39	
															COND	31 31 %	
															FUNC	0	
															ECON	0	
															DEPR	31 % GD 69	
															RCNLD	\$621,800	