Key: 1210

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.195

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUTCHINGS CHARLES S &	39-81-0	2 SAGE RIDGE RD
HUTCHINGS CAROLYN C		
PO BOX 1062		
NO TRURO, MA 02652		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUTCHINGS CHARLES S &	05/12/2014	U	150,000	28138-18
NORMAN SALLY M	07/03/2007	99		14322-100+
MCCARTHY BARBARA E LIFE E	10/12/2001	99		14322-100+

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	%
FY2024		35	RES EXEMPT		08/31/2023		0	0
16-230X	10/05/2016	3	REPAIR/REMOD		02/01/2017	LG	100	100

LAND

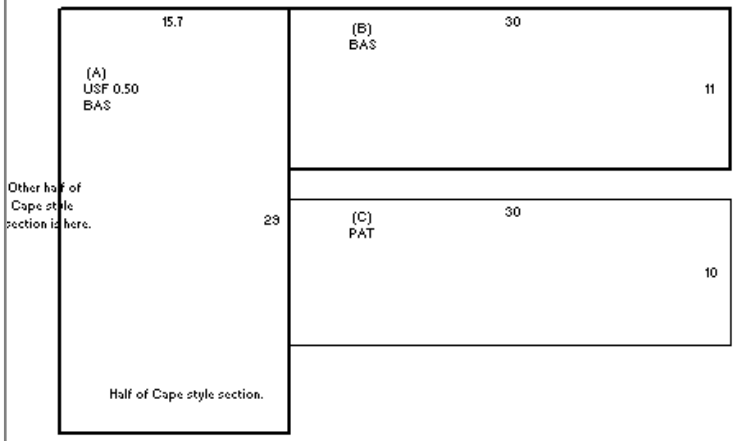
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11 1.00	1 1.00	1 1.00	360,100	1.00	1 1.00	R03 1.00			279,080
300	A	0.005	11 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R03 1.00			140

TOTAL	33,977 SF	ZONING	RES	FRNT	0

Nbhd	NORTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	279,200	242,800
BUILDING	190,000	164,800
DETACHED	200	100
OTHER	0	0
TOTAL	**469,400**	**407,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	P 0.45	4*5		20	17.17	200

PHOTO 01/25/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	OLD STYLE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/25/2023	LG
LIST	2/1/2023	LG
REVIEW	11/22/2010	MR

BLDG COMMENTS

HOUSE IS ATTACHED TO 6 FRANCIS RD (39-084) ON LEFT SIDE. LOT LINE RUNS THROUG MIDDLE OF TWO-STORY SECTION. Per Feb 2023 List, gas heating stove in Living Rm. One 2nd floor BR is very

YEAR BLT	1830	SIZE ADJ	1.040
NET AREA	1,013	DETAIL ADJ	1.000
$NLA(RCN)	$354	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	785	1830	363.29	285,184
A	USF	L	UP-STRY FIN	228	1830	287.39	65,525
C	PAT	N	PATIO	300		18.84	5,651

TOTAL RCN	358,460

CONDITION ELEM	CD

EFF.YR/AGE	1970 / 52		
COND	42	42 %	
FUNC	0		
ECON	5		
DEPR	47	% GD	53
RCNLD	$190,000		