

Key: 1211

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.196

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CURRENT OWNER				PARCEL ID				LOCATION				
SIMMONS BRYAN E & VETTERS RALPH G 67 WALNUT ST SOMERVILLE, MA 02143				39-82-0				4 HUTCHINGS LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SIMMONS BRYAN E & MEYERS J GEOFFREY &				01/11/2005	QS	530,000	19430-320 3508-095	
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.200	11	1.00	1	1.00	1	1.00	R03	1.00		184,540

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 %
10-023	02/23/2010	3	REPAIR/REMOD	20,000	05/02/2011	MR	100 100
09-008	01/09/2009	6	SHED	15,000	05/19/2010	JH	100 100
07-293	12/18/2007	3	REPAIR/REMOD	48,000	04/29/2009	JH	100 100
01-083	05/15/2001	90	BP NVC	2,500	01/01/2002		100 100

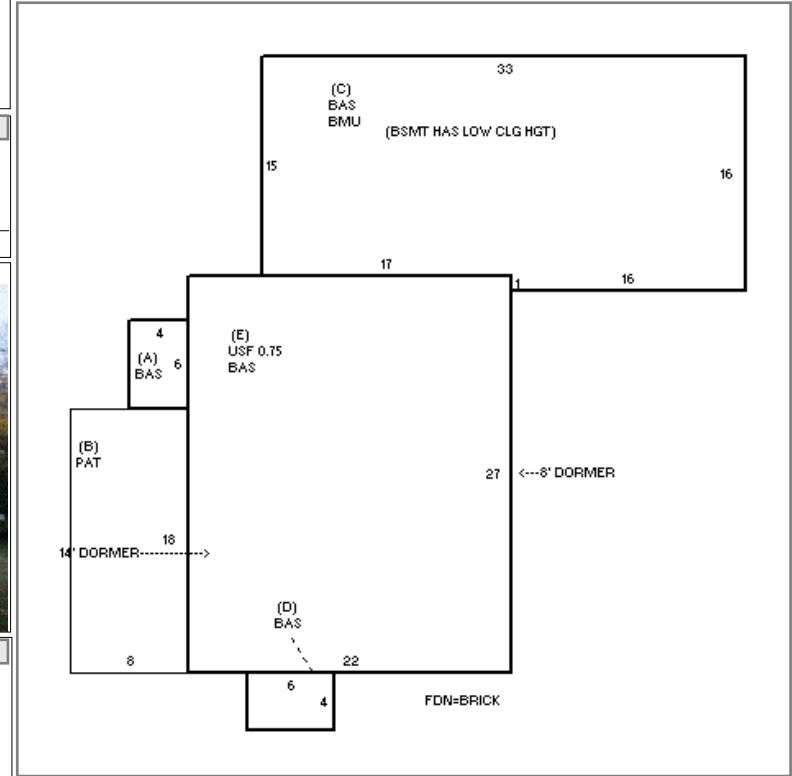
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TOTAL	8,712 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E				LAND	184,500	160,500
Inf1	NO ADJ		LAND	519,800	421,900			
Inf2	NO ADJ		DETACHED	1,700	1,600			
			OTHER	0	0			
			TOTAL	706,000	584,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 10*12	2009	120	18.89	1,700



BLDG COMMENTS
3-BR RESTRICTION PER VARIANCE IN BK 18455/181.



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BUILDING	CD	ADJ	DESC	MEASURE	11/9/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/9/2015	EST
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	5/25/2011	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	753,269
NET AREA	1,599	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,153	1900	438.26	505,310	CONDITION ELEM	CD
\$NLA(RCN)	\$471	OVERALL	1.230	EXT. COVER	2	CLAPBOARD	1.00	B	PAT	N	PATIO	144		25.25	3,636		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	511		117.86	60,226		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	USF	L	UP-STRY FIN	446	1900	344.95	153,848		
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		21,708.20	21,708		
				INT. FINISH	1	PLASTER	1.00		MST	O	MASONRY STACK	1		4,341.40	4,341		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1983 / 39													
				COND 31 31 %													
				FUNC 0													
				ECON 0													
				DEPR 31 % GD 69													
				RCNLD \$519,800													