

Key: 1213

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.198

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AND

| CURRENT OWNER  |  | PARCEL ID  | LOCATION     |            |              |
|--|--|------------|--------------|------------|--------------|
| HUTCHINGS CHARLES S & HUTCHINGS JON R ET AL<br>c/o JOAN HUTCHINGS<br>10 PINE ISLAND ROAD<br>MATTAPOISETT, MA 02739 |  | 39-84-0    | 6 FRANCIS RD |            |              |
| TRANSFER HISTORY   |  | DOS        | T            | SALE PRICE | BK-PG (Cert) |
| HUTCHINGS CHARLES S & DAREZZO ROSE L ET AL   |  | 03/23/2015 | F            | 28753-253  |              |
|  |  | 07/12/2013 | A            | 27535-67   |              |
|  |  | 08/11/2010 | 99           | 24743-214+ |              |

| 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    | %   |
| 15-087  | 04/28/2015 | 7             | GARAGE     | 8,000  | 09/21/2015 | FC | 100    | 100 |
| 11-066  | 04/15/2011 | 10            | ALL OTHERS | 5,500  | 02/22/2012 | FC | 100    | 100 |
| 07-SS10 | 08/02/2007 | 50            | SPLIT SUB  |        |            |    | 100    | 100 |

| 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     | 360,100  | 1.00 | 1     | 1.00 | R03 | 1.00       | 279,080   |
| 300 | A | 0.106    | 11   | 1.00  | 1     | 27,500   | 1.00 | 1     | 1.00 | R03 | 1.00       | 2,920     |
| 350 | A | 0.121    | 11   | 1.00  | 1     | 6,900    | 1.00 | 1     | 1.00 | TWP | 1.00       | 830       |

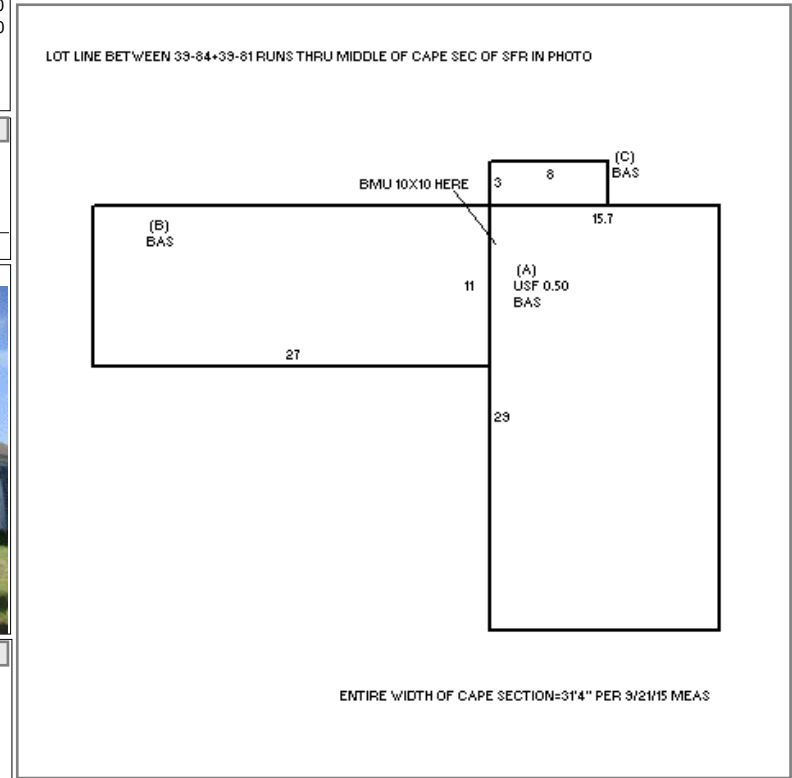
| TOTAL | 1.002 Acres | ZONING | RES  | FRNT | 0 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|-------------|--------|--|------|---|--------------|----------------|----------------|
| Nbhd  | NORTH TRURO | N      | FY17=MOVED DGF FROM 39-321 & MOVED GAZEBO FROM THIS PCL TO 39-321. FY09 ACREAGE DECREASE PER 2007 SUBDIV PLAN. |      |   | LAND         | 282,800        | 245,900        |
| Infl1 | NO ADJ      | O      |  |      |   | BUILDING     | 192,100        | 166,000        |
| Infl2 | NO ADJ      | T      |  |      |   | DETACHED     | 7,300          | 6,900          |
|       |             | E      |  |      |   | OTHER        | 0              | 0              |
|       |             |        |  |      |   | <b>TOTAL</b> | <b>482,200</b> | <b>418,800</b> |

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| DGF | A    | 1.00 | A 0.75 16*24 |    | 384   | 25.20     | 7,300 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/21/2015  | FC  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/21/2015  | EST |
| STYLE    | 7  | 1.20 | OLD STYLE [100%]  | REVIEW  | 11/22/2010 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 5  | OTHER         | 1.00 |   |     |   |                 |       |      |           |         |
| EXT. COVER      | 1  | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA        | 776   | 1830 | 366.45    | 284,367 |
| ROOF SHAPE      | 1  | GABLE         | 1.00 | A | USF | L | UP-STRY FIN     | 228   | 1830 | 289.89    | 66,095  |
| ROOF COVER      | 2  | WOOD SHINGLES | 1.01 |   | BMU | N | BSMT UNFINISHED | 100   |      | 98.55     | 9,855   |
| FLOOR COVER     | 3  | W/W CARPET    | 1.00 |   |     |   |                 |       |      |           |         |
| INT. FINISH     | 1  | PLASTER       | 1.00 |   |     |   |                 |       |      |           |         |
| HEATING/COOLING | 5  | ELECTRIC      | 0.95 |   |     |   |                 |       |      |           |         |
| FUEL SOURCE     | 3  | ELECTRIC      | 1.00 |   |     |   |                 |       |      |           |         |



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| YEAR BLT     | 1830  | SIZE ADJ   | 1.040   |
|--------------|-------|------------|---------|
| NET AREA     | 1,004 | DETAIL ADJ | 1.000   |
| \$NLA(RCN)   | \$361 | OVERALL    | 1.160   |
| CAPACITY     |       | UNITS      | ADJ     |
| STORIES(FAR) |       | 1.75       | 1.00    |
| ROOMS        |       | 0          | 1.00    |
| BEDROOMS     |       | 2          | 1.00    |
| BATHROOMS    |       | 1          | 1.00    |
| FIXTURES     |       | 3          | \$2,100 |
| UNITS        |       | 1          | 1.00    |

| TOTAL RCN      | 362,417    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EFF.YR/AGE     | 1970 / 52  |
| COND           | 42 42 %    |
| FUNC           | 0          |
| ECON           | 5          |
| DEPR           | 47 % GD 53 |
| RCNLD          | \$192,100  |