

Key: 1302

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.308

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ADAMS HARRIS PO BOX 77 NO TRURO, MA 02652-0077				39-178-0				12 SO HOLLOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ADAMS HARRIS THOMAS EILEEN M				05/19/2003	99			16935-180			
				01/07/1987	A			5510-181			

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	%
FY2020		35	RES EXEMPT		12/06/2019			0 0
07-066	04/11/2007	10	ALL OTHERS	500	04/29/2009	JH	100	100
04-106	07/01/2004	6	SHED	2,100	08/01/2005	FC	100	100
87-130	04/29/1987	2	ADDITION	20,000	12/31/1987		100	100


LAND

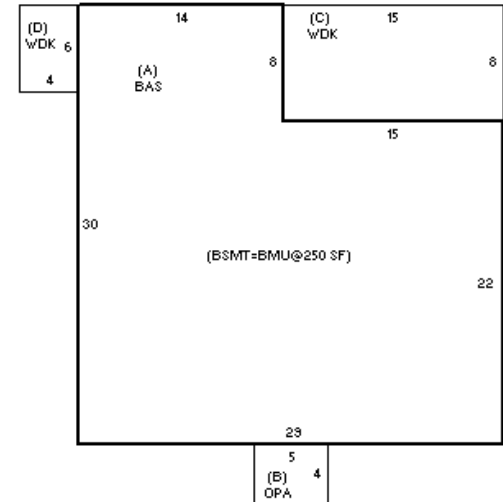
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.456	12	1.00	1	1.00	1	1.00	R03	1.00		237,080

TOTAL	19,843 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	FY11 SLIGHT ACRG DECR PER 2009 PLAN - BENEFITS FROM 20FT EASMT/ROW OVER ABUTTER 39-177 (NO PRIOR SURVEY).			LAND	237,100	206,100
Inf1	NO ADJ		BUILDING	169,800	148,900			
Inf2	NO ADJ		DETACHED	2,300	2,100			
			OTHER	0	0			
			TOTAL	409,200	357,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.18 E	1.00 12*10	2004	120	18.89	2,300	04/14/2016





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2016	FC
MODEL	1		RESIDENTIAL	LIST	4/14/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	282,967
NET AREA	750	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	750	1949	328.51	246,384		
\$NLA(RCN)	\$377	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	20		151.85	3,037		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	144		65.00	9,359		
				ROOF COVER	2	WOOD SHINGLES	1.01		BMU	N	BSMT UNFINISHED	250		88.35	22,086		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

TOTAL RCN	282,967
CONDITION ELEM	CD
EFF.YR/AGE	1972 / 50
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$169,800