

Key: 1342

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.351


LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
HUGH A SIMONS LIVING TRUST TRS: HUGH A SIMONS PO BOX 1113 NO TRURO, MA 02652										39-221-0				2 HERON LN			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
HUGH A SIMONS LIVING TRUS										06/26/2020	F	10 (222824)					
SIMONS HUGH A										01/28/2016	QS	2,200,000 (208630)					
SINGH-MOLARES RAJEEV										07/14/2004	QS	1,650,000 (173709)					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	11A	1.00	1	2,520,700	1.00	1	1.00	WF3	7.00	1,953,540					
300	A	0.285	11A	1.00	1	192,500	1.00	1	1.00	WF3	7.00	54,860					

LAND

TOTAL	1.060 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE 7x12 WDK@TOP OF BEACH STAIRS				LAND	2,008,400	1,746,300
Inf1	NO ADJ		LAND	974,700	805,700			
Inf2	NO ADJ		OTHER	700	700			
						TOTAL	2,983,800	2,552,700

DETACHED

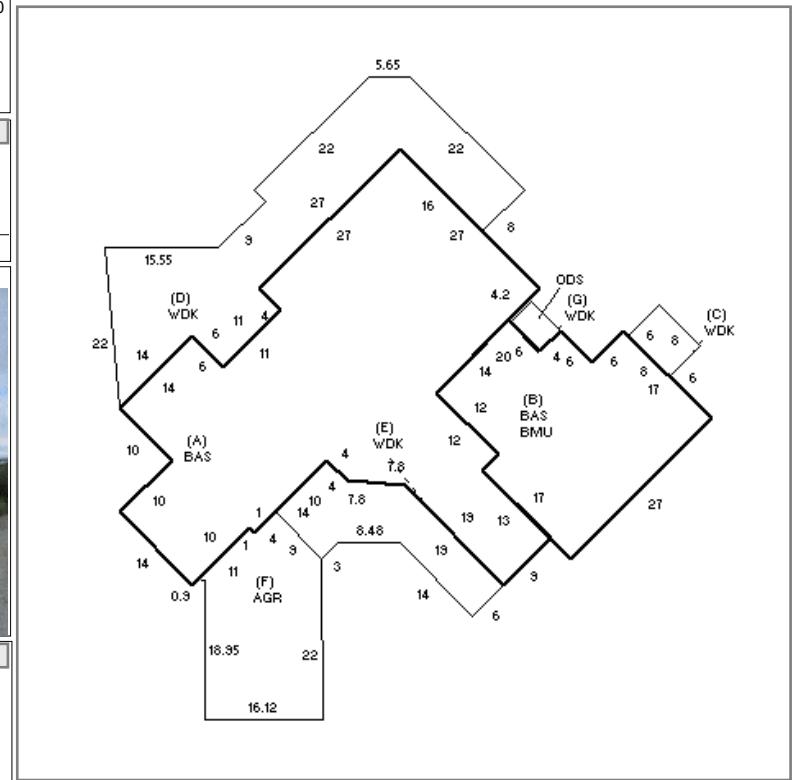
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/13/2022
BCH	SV	1.00	SV 1.00	BEACH STAIRS	1	0.00			
WDK	A	1.00	A 0.75	7*12	84	11.00	700		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/13/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/10/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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	%
06-160	07/18/2006	2	ADDITION	400,000	05/15/2008	JH	100	100



LAND

YEAR BLT	1981	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,249,564																		
NET AREA	2,394	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,394	1981	424.90	1,017,213																				
\$NLA(RCN)	\$522	OVERALL	1.130	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	651		115.57	75,235																				
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	1,073		68.42	73,412																				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	F	AGR	N	ATTACHED GARAGE	398		149.65	59,561																				
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		16,443.10	16,443																				
				INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00																					
				HEATING/COOLING	9	WARM/COOL AIR	1.03																												
				FUEL SOURCE	2	GAS	1.00																												
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2000 / 22</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>22</td> <td>22 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>22</td> <td>% GD 78</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$974,700</td> </tr> </tbody> </table>														EFF.YR/AGE	2000 / 22		COND	22	22 %	FUNC	0		ECON	0		DEPR	22	% GD 78	RCNLD	\$974,700	
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