

Key: 1457

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.469

LEGAL

LAND

DETACHED

BUILDING

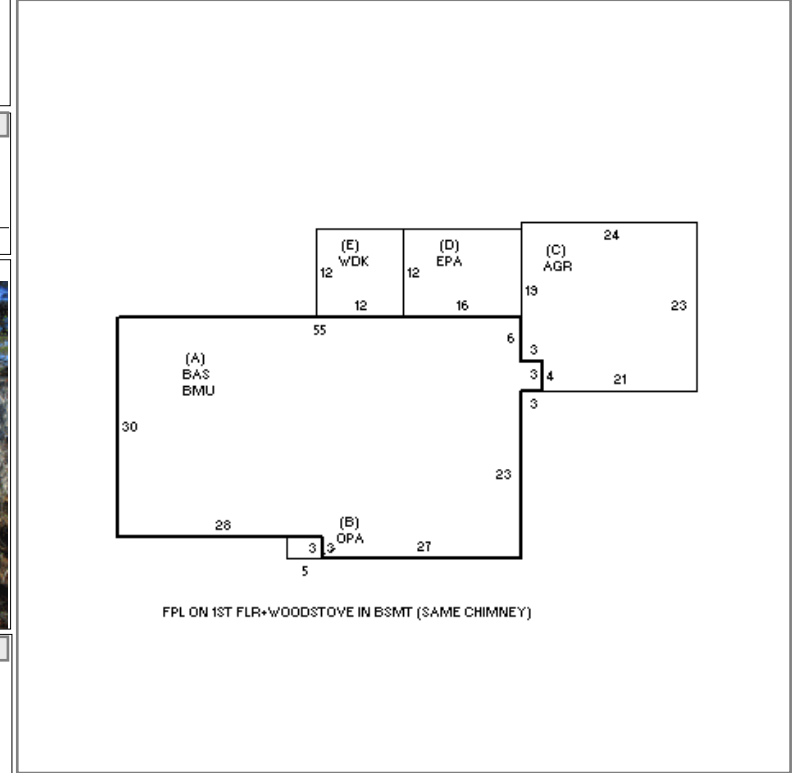
CURRENT OWNER				PARCEL ID				LOCATION			
HILDNER TRUST TRS: HILDNER WALTER PO BOX 479 NO TRURO, MA 02652				40-32-0				4 NO UNION FIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HILDNER TRUST				09/22/2011	99		25695-282				
HILDNER WALTER &				12/30/2008	O	419,000	23344-85				
CESAN BETTY ANNE DEC OF T				04/04/2007	99		21913-57+				

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	%
CYC	05/25/2023	30	CHECK DATA		02/14/2023	LG	100	100
FY2018		35	RES EXEMPT		11/03/2017		0	0
15-012	01/29/2015	3	REPAIR/REMOD	5,000	09/14/2015	FC	100	100
14-154	07/22/2014	10	ALL OTHERS		09/17/2014	FC	100	100
13-324	12/13/2013	3	REPAIR/REMOD	14,000	09/17/2014	FC	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.660	12	1.00	1	360,100	1.12	1	1.00	R04	1.00	265,570

TOTAL	28,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE GREENHOUSE HAS METAL FRAME W/ PLEXIGLASS WALLS.				LAND	265,600	230,900
Inf1	NO ADJ		BUILDING	519,100	432,800			
Inf2	NO ADJ		DETACHED	1,600	1,500			
			OTHER	0	0			
						TOTAL	786,300	665,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	L	0.83 A	0.75 8*7	2011	56	37.27	1,600



BUILDING	CD	ADJ	DESC	MEASURE	2/14/2023	LG
MODEL	1		RESIDENTIAL	LIST	2/14/2023	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
HALF BATH IN UNHEATED AGR.		

YEAR BLT	1979	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	752,307
NET AREA	1,743	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,743		65.04	113,358	CONDITION ELEM	CD
\$NLA(RCN)	\$432	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,743	1979	305.18	531,935		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	15		146.07	2,191		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	AGR	N	ATTACHED GARAGE	540		96.16	51,928		
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCL PORCH	192		137.09	26,321		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	E	WDK	N	ATT WOOD DECK	144		62.53	9,004		
BATHROOMS	2.5	1.00		HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S IOP	1		11,270.70	11,271			
FIXTURES	9	\$6,300		FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS	1	1.00															
EFF.YR/AGE																1986 / 36	
COND																31 31 %	
FUNC																0	
ECON																0	
DEPR																31 % GD 69	
RCNLD																\$519,100	