

Key: 1491

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.503

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LAND

CURRENT OWNER		PARCEL ID		LOCATION									
PURVIS SCOTT & ALISON 14 HEMLOCK RD HANOVER, NH 03755		40-66-0		9 NO UNION FIELD RD									
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)								
PURVIS SCOTT & ALISON		06/22/2007	QS	650,000	(183446)								
ALLEN ROGER E & PAIGE L		04/19/2002	99	(164947)									
ALLEN ROGER E		03/30/1995	QS	215,000	(136763)								
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775 12 1.00	1	1.00	1	1.00	360,100	1.00	1	1.00	R04	1.00	279,080
300	A	0.085 12 1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R04	1.00	2,340

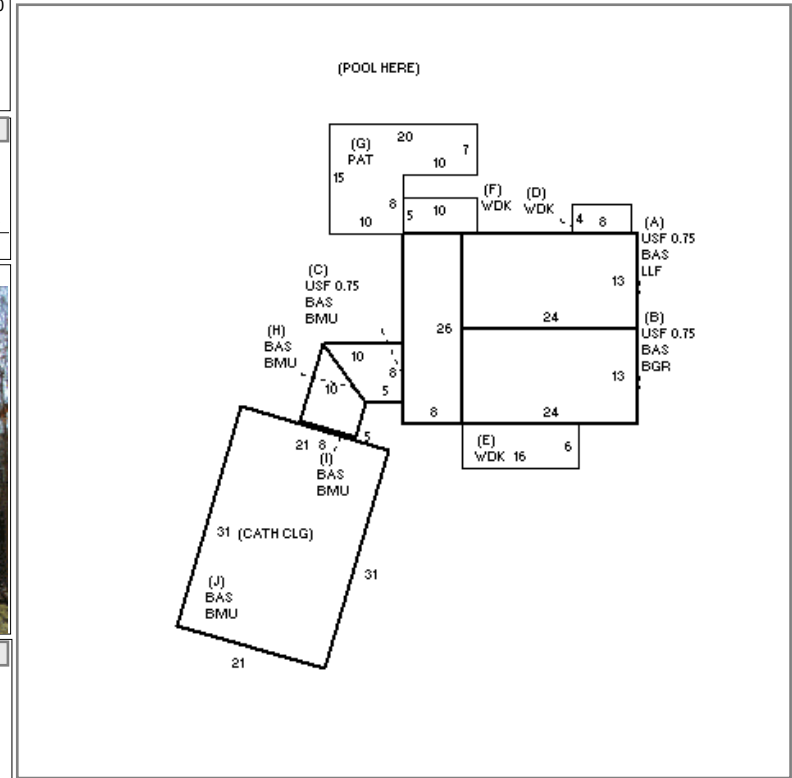
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC 04-135	05/25/2023	30	CHECK DATA		02/14/2023	LG	100 100
	08/10/2004	2	ADDITION	50,000	05/19/2005	WL	100 100
		30	CHECK DATA		06/21/2002	BT	100 100
86-070	04/08/1986	10	ALL OTHERS		12/31/1986	SW	100 100

TOTAL	37,462 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	281,400	244,700
Inf1	NO ADJ					BUILDING	713,400	573,900
Inf2	NO ADJ					DETACHED	13,900	12,900
						OTHER	0	0
						TOTAL	1,008,700	831,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPV	A	1.00 A	0.75 16*32		512	19.94	7,700
WDK	A	1.00 A	0.75 IRREG @ POOL		715	11.00	5,900
PTD	A	1.00 A	0.75 @ POOL 10*18		180	2.30	300



BLDG COMMENTS
LLF=BEDROOM AND FULL BATH. Minisplit at Sec J.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2023	LG
MODEL	1		RESIDENTIAL			
STYLE	5	1.05	COLONIAL [100%]	LIST	6/19/2014	FC
QUALITY	+	1.15	GOOD-AVE+ [100%]	REVIEW	11/15/2010	MR
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	0.990
NET AREA	2,547	DETAIL ADJ	1.000
\$NLA(RCN)	\$400	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$6,300
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	15	FHW/DCTLS AC	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	312	1980	255.89	79,839
+	BAS	L	BAS AREA	832	1980	360.68	300,083
+	USF	L	UP-STRY FIN	624	1980	291.00	181,587
B	BGR	N	SF BSMT GARAGE	312		117.16	36,554
+	BMU	N	BSMT UNFINISHED	987		88.65	87,501
+	WDK	N	ATT WOOD DECK	178		70.20	12,496
G	PAT	N	PATIO	220		19.37	4,261
+	BAS	L	BAS AREA	779	2004	360.68	280,966
F21	O		FPL 2S 1OP	1		18,500.30	18,500
GFP	O		GAS FIREPLACE	1		11,100.60	11,101

TOTAL RCN	1,019,187
CONDITION ELEM	CD
EFF.YR/AGE	1991 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$713,400