

Key: 1526

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.535

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
9 HILLBOURNE TERRACE RLTY TRST TRS: A.C. DURSO & D.J. HINKEL PO BOX 439 NO TRURO, MA 02652		40-104-0		9 HILLBOURNE TERR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
9 HILLBOURNE TERRACE RLTY		03/26/2019	F	100	31909-113
DURSO ALEXANDER &		05/16/2016	QS	740,000	29652-347
HURST CRAYNE		02/11/1994	QS	95,000	9047-132

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	%	
FY2023		35	RES EXEMPT		03/08/2023			0	0
20-391	12/21/2020	80	SOLAR TAXABL	34,949	08/03/2021	LG	100	100	
17-299	10/26/2017	1	SINGLE FAM R	1,000,000	08/03/2021	LG	100	100	
00-016	03/01/2000	7	GARAGE	40,000	07/17/2003	BT	100	100	
93-133	11/04/1993	1	SINGLE FAM R	120,000	09/05/1995		100	100	

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	V4	1.15		320,940
300	A	0.015	12	1.00	1	1.00	1	1.00	V4	1.15		470

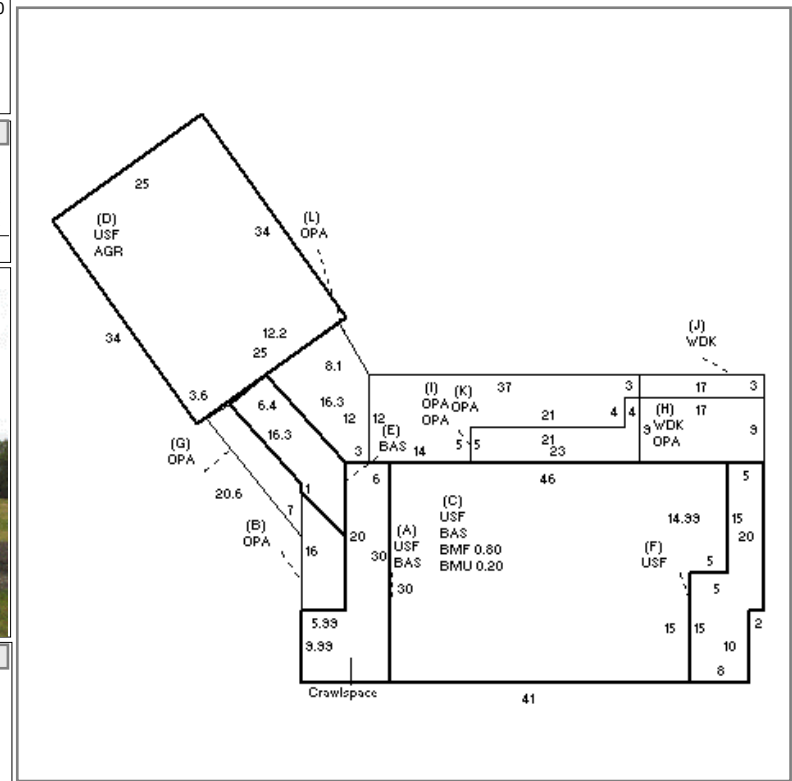
TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N	LOT 8 2000 PMT FOR GARAGE AT- TACHED TO DWELL W/BRZWY = NEVER ATT. FY10 VIEW CHNG PER REVIEW.			LAND	321,400	279,500
Inf1	NO ADJ	O				BUILDING	2,039,400	1,683,800
Inf2	NO ADJ	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	2,360,800	1,963,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/12/2023



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2018	LG
MODEL	1		RESIDENTIAL	LIST	1/19/2021	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2018	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,278	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BAS AREA	240	2018	439.46	105,471
\$NLA(RCN)	\$497	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	1,021		87.64	89,484
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	261		122.38	31,942
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BMF	N	BSMT FINISH	1,044		180.80	188,751
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	850		132.32	112,473
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	1,438	2018	439.46	631,944
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	+	USF	L	UP-STRY FIN	2,600	2018	325.63	846,627
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	ATT WOOD DECK	204		81.03	16,531
									ELV	O	ELEVATOR	1		67,414.30	67,414
									F21	O	FPL 2S 1OP	1		22,541.40	22,541

TOTAL RCN	2,124,378
CONDITION ELEM	CD
EFF.YR/AGE	2018 / 4
COND	04 04 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$2,039,400