

Key: 1607

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.612

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HINCHEN FAMILY LIVING TRUST				42-35-0				23 PARKER DR				
TRS: HINCHEN JOHN J ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
5 MANNING BLVD				HINCHEN FAMILY LIVING TRU				05/19/2016	F		29662-116	
ALBANY, NY 12203				HINCHEN GAIL REVOCABLE TR				04/07/2003	99		16697-329	
				HINCHEN GAIL L				07/09/1998	A		11559-243	

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	%
22-028	01/19/2022	9	DECK	42,000	04/14/2022	LG	100	100
96-45	04/01/1996	9	DECK	6,000	06/01/1997		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.530	11	1.00	1	630,175	1.30	1	1.00	V7	1.75	434,420

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	NO VIEW FROM GROUND PER SEPT 2009 MEAS.			LAND	434,400	377,700
Inf1	NO ADJ		BUILDING	438,900	360,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	873,300	738,000

DETACHED

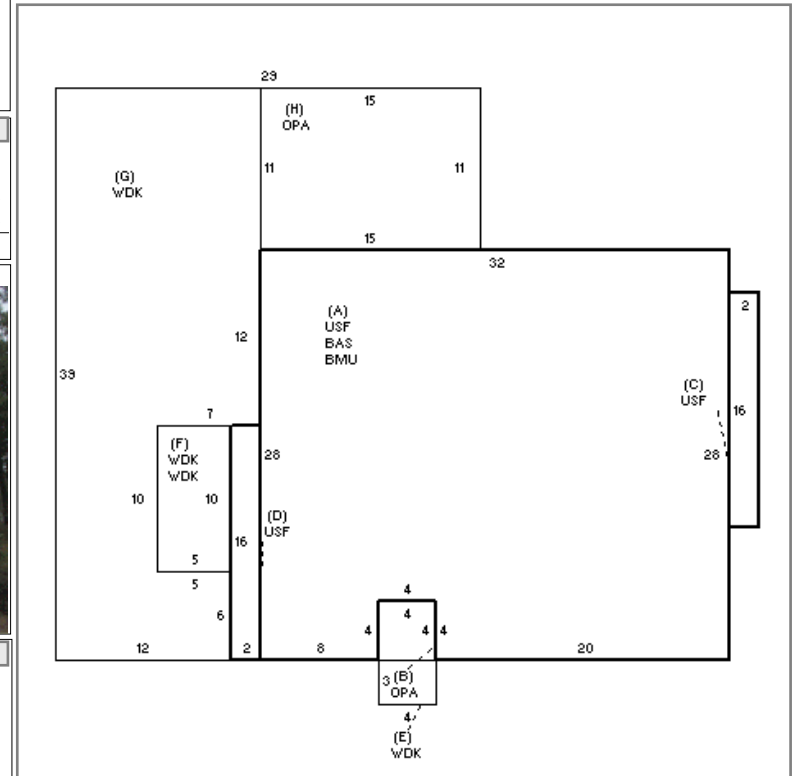
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	04/14/2022
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/15/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1979	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00
\$NLA(RCN)	\$344	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	99	N/A	1.00
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	13	NO HEAT	0.93
FIXTURES	6		\$4,200	FUEL SOURCE	8	NONE	1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	880		75.01	66,005
A	BAS	L	BAS AREA	880	1979	316.00	278,077
+	OPA	N	OPEN PORCH	181		77.09	13,953
+	USF	L	UP-STRY FIN	944	1979	243.70	230,049
+	WDK	N	ATT WOOD DECK	741		46.89	34,747
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	627,031
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$438,900