

Key: 1659

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.667

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HYDE BRIAN R 2007 TRUST TRS: HYDE BRIAN R PO BOX 263 TRURO, MA 02666-0263				42-88-0				16 FISHERMANS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HYDE BRIAN R 2007 TRUST				08/12/2011	QS	475,000	(194960)				
HARRER CHARLES ESTATE OF				08/12/2011	99		(34669+)				
HARRER CHARLES				02/20/1990	99		(34669+)				

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	%
20-251X	09/14/2020	90	BP NVC	2,850	01/04/2021	LG	100	100
13-200	08/15/2013	3	REPAIR/REMOD	10,000	12/05/2013	FC	100	100
12-197	08/22/2012	2	ADDITION	75,000	08/06/2013	FC	100	100

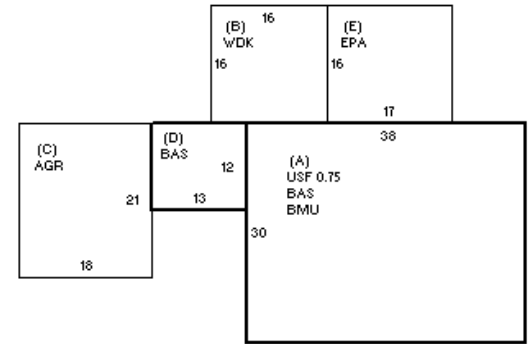
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R07	1.60		446,520
300	A	0.005	11	1.00	1	1.00	1	1.00	R07	1.60		220

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	446,700	388,400
Infl1	NO ADJ		BUILDING	607,700	515,800			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,054,400	904,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
1/4/2021 Interior data confirmed by owner at door (per COVID).



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2021	LG
MODEL	1		RESIDENTIAL	LIST	1/4/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	868,136
NET AREA	2,151	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,140		77.28	88,099		
\$NLA(RCN)	\$404	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	855	1963	262.37	224,323		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	256		60.58	15,509		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	AGR	N	ATTACHED GARAGE	378		110.42	41,740		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,296	1963	336.87	436,585		
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	272		139.81	38,029		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		16,851.50	16,852		
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1988 / 34
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$607,700