Key: **1667**

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,675

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HECHTMAN (TRURO) NOM TRUST **TRS:HECHTMAN HERBERT B** **18 SOLON ST** **NEWTON, MA 02461**	**42-96-0**	**47 FISHERMANS RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HECHTMAN (TRURO) NOM TRUS	05/27/2014	F	1	(182606+)
HECHTMAN MINA S	04/11/1978	99		(73695+)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

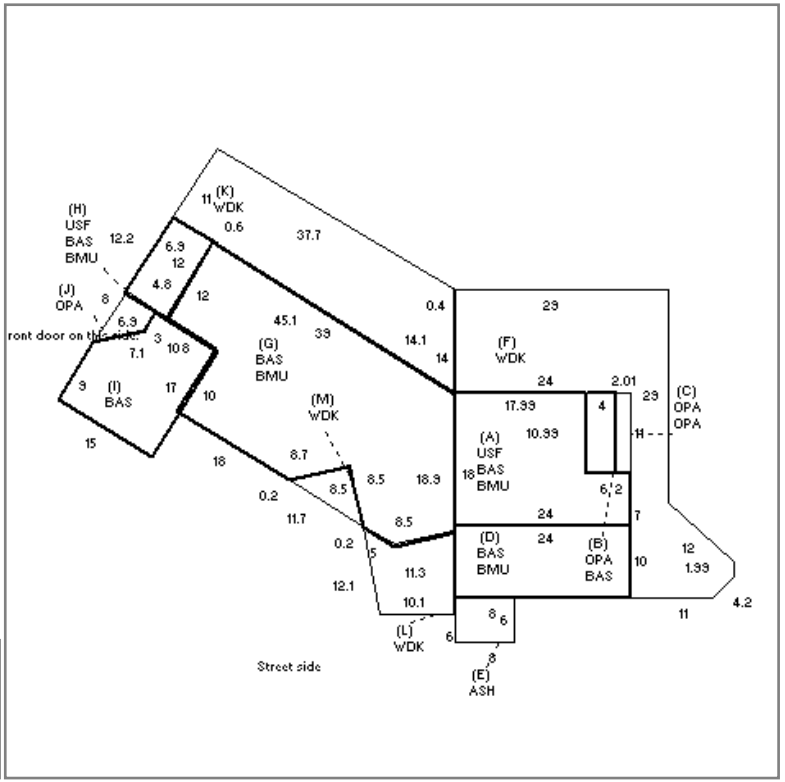
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-073	05/02/2011	90	BP NVC		02/22/2012	FC	100	100
07-157	07/25/2007	90	BP NVC	550	05/16/2008	JH	100	100
03-110	07/08/2003	90	BP NVC	12,875	05/10/2007	JH	100	100
02-004	01/15/2002	90	BP NVC	20,996	05/10/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	11 1.00	60 0.60	1 1.00	1,512,420	1.05	1 1.00	WF2 7.00			1,145,790

TOTAL	31,363 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE			
Infl1	60%				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,145,800	996,200
BUILDING	848,500	693,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,994,300**	**1,689,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/27/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/27/2017	LG
LIST	5/26/2017	LG
REVIEW	11/22/2010	MR

YEAR BLT	1979	SIZE ADJ	0.995
NET AREA	2,270	DETAIL ADJ	1.000
$NLA(RCN)	$542	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,551		95.89	148,728
+	USF	L	UP-STRY FIN	447	1979	356.48	159,346
+	BAS	L	BAS AREA	1,823	1979	435.14	793,264
+	OPA	N	OPEN PORCH	117		116.30	13,607
E	ASH	N	ATT SHED	48		62.47	2,998
+	WDK	N	ATT WOOD DECK	1,246		67.21	83,740
	F21	O	FPL 2S 1OP	1		22,433.70	22,434

TOTAL RCN	1,229,716
CONDITION ELEM	CD

EFF.YR/AGE	1984 / 38	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$848,500