

Key: 1757

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.769

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CURRENT OWNER		PARCEL ID		LOCATION	
GREAT HOLLOW, LLC RES AGT: TANYA NOTEVA 984 WEST YARMOUTH RD YARMOUTH PORT, MA 02675		42-174-0		20 GREAT HOLLOW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GREAT HOLLOW, LLC		11/12/2021	N	480,000	34657-29
RODERICK WARREN J JR		05/06/2013	A		27350-142
RODERICK CHRISTINE L		02/15/1985	99		4421-209

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-353	09/06/2022	3	REPAIR/REMOD	80,000	01/03/2023	LG	0 0
22-354	09/06/2022	3	REPAIR/REMOD	500,000	01/03/2023	LG	20 20

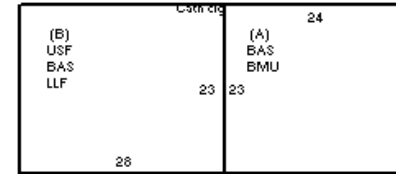
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CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R08	1.75		488,390
300	A	0.271	11	1.00	1	1.00	1	1.00	R08	1.75		13,040

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TOTAL	1.046 Acres	ZONING	RES	FRNT	203	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	11/21/2021 SF chng per Deed 34657-29, Plan 251-15.			LAND	501,400	436,000
Infl1	NO ADJ		FY11 - RMVD LAND CODE 200			BUILDING	55,700	77,300
Infl2	NO ADJ		DETACHED	0	100	OTHER	34,500	27,900
					TOTAL	591,600	541,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	1/3/2023	LG
MODEL	1		RESIDENTIAL	LIST		EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS Complete rebuild 2022-2023.		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,484	DETAIL ADJ	1.005	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	552		81.28	44,867
\$NLA(RCN)	\$280	OVERALL	1.000	EXT. COVER			1.00	A	BAS	L	BAS AREA	552	2022	302.24	166,835
				ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	644	1973	203.24	130,887
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	644	2022	302.24	194,641
				FLOOR COVER			1.00	B	USF	L	UP-STRY FIN	644	2022	235.49	151,653
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	0		1.00								
				FUEL SOURCE	0		1.00								

TOTAL RCN	695,882
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	80 UC
ECON	0
DEPR	92 % GD 8
RCNLD	\$55,700

Key: 1757

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.770

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
GREAT HOLLOW, LLC RES AGT: TANYA NOTEVA 984 WEST YARMOUTH RD YARMOUTH PORT, MA 02675		42-174-0	20 GREAT HOLLOW RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

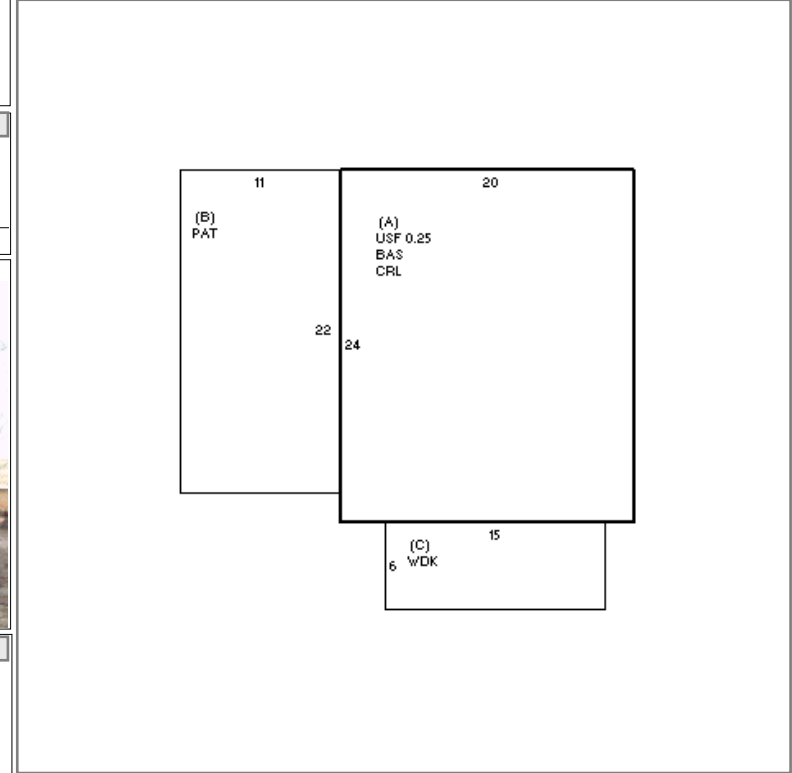
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	34,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/3/2023	LG
MODEL	1		RESIDENTIAL	LIST	10/15/2009	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/22/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	600	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$303	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1.25	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	2	1.00		FLOOR COVER	0		1.00
BEDROOMS	1	1.00		INT. FINISH	0		1.00
BATHROOMS	1	1.00		HEATING/COOLING	0		1.00
FIXTURES	4	\$2,800		FUEL SOURCE	0		1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	480		35.87	17,216
A	BAS	L	BAS AREA	480	1985	265.63	127,505
A	USF	L	UP-STRY FIN	120	1985	211.19	25,343
B	PAT	N	PATIO	242		13.78	3,334
C	WDK	N	ATT WOOD DECK	90		60.44	5,439

TOTAL RCN	181,637
CONDITION ELEM	CD
EFF.YR/AGE	1985 / 37
COND	31 31 %
FUNC	50 condition
ECON	0
DEPR	81 % GD 19
RCNLD	\$34,500