

Key: 1795

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.816

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HULTIN ARTHUR F JR & LYNNE PO BOX 504 NO TRURO, MA 02652				42-213-0				11 LAWRENCE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HULTIN ARTHUR F JR & LYNNE				08/08/2016	A	100	29847-28				
HULTIN ARTHUR F JR				04/09/2002	QS	317,200	15031-118				
BATEMAN BARBARA J ESTATE				08/12/1998	99		11629-347				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC 18-363	05/24/2023	30	CHECK DATA		01/19/2023	LG	100 100
FY2018	10/16/2018	80	SOLAR TAXABL	6,500	01/24/2019	LG	100 100
14-220	10/21/2014	35	RES EXEMPT		10/01/2017		0 0
06-117	05/31/2006	2	ADDITION	150,000	12/08/2016	LG	100 100
		7	GARAGE	100,000	04/27/2009	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	414,115	1.00	1	1.00	R05	1.15	320,940
300	A	0.035	13	1.00	1	31,625	1.00	1	1.00	R05	1.15	1,110

DETACHED

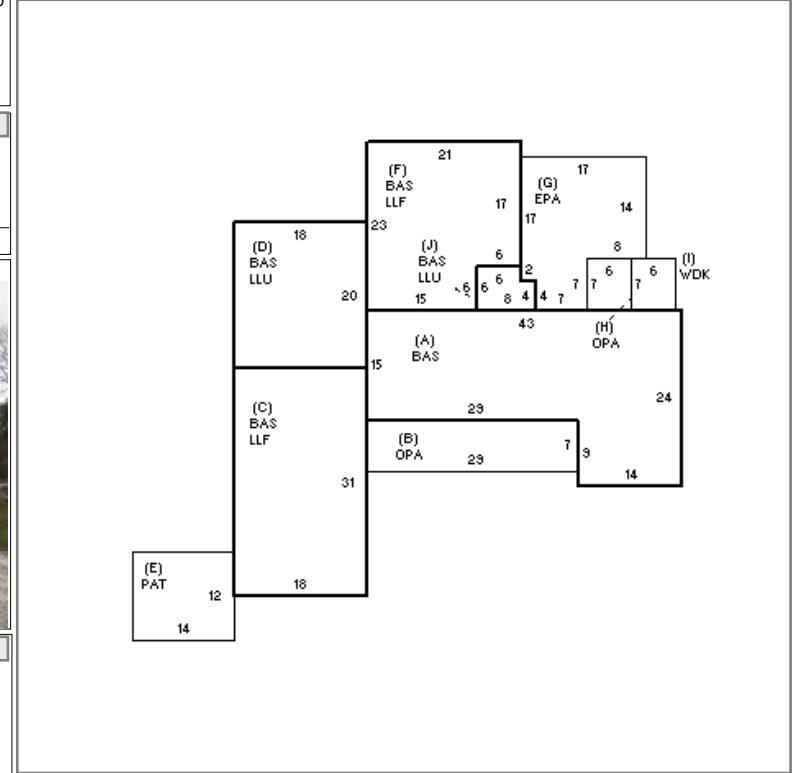
TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NO VIEW PER 5/07 BP INSPEC.				LAND	322,100	280,000
Inf1	NO ADJ					BUILDING	808,700	665,800
Inf2	NO ADJ					DETACHED	0	0
						OTHER	541,100	411,500
						TOTAL	1,671,900	1,357,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/08/2016



BLDG COMMENTS
LLF=OFFICE LLU=FULL BATH. HAS 2 ODS.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2016	LG
MODEL	1		RESIDENTIAL	LIST	12/8/2016	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,185	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,689	1950	331.86	560,515
\$NLA(RCN)	\$358	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	245		81.49	19,965
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,005	1950	228.16	229,303
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	LLU	N	LOWER LEVEL UNF	404		180.66	72,985
				FLOOR COVER	2	SOFTWOOD	1.00	E	PAT	N	PATIO	168		19.30	3,242
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	491	2015	331.86	162,944
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	G	EPA	N	ENCL PORCH	293		144.90	42,457
				FUEL SOURCE	2	GAS	1.00	I	WDK	N	ATT WOOD DECK	42		101.16	4,249
									F11	O	FPL 1S 1OP	2		12,575.05	25,150
									GFP	O	GAS FIREPLACE	1		10,479.80	10,480
									ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,138,988
CONDITION ELEM	CD
EFF.YR/AGE	1993 / 29
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$808,700

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


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1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

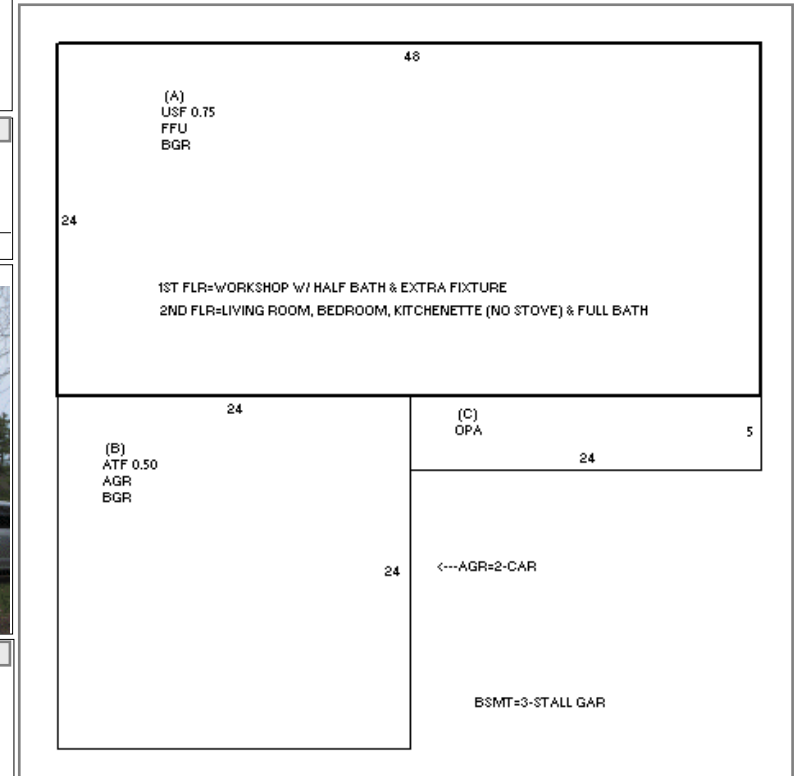
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	541,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/19/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/19/2023	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
1/19/2023 Owner confirmed Bldg 2 data at door (walkthrough not convenient), corrected HVAC. 9/30/2015 LEFT MSG FOR OWNER W/ OFFICE MGR RE: LIST REQUEST.

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	636,586
NET AREA	2,016	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BGR	N	SF BSMT GARAGE	1,728		79.66	137,652		
\$NLA(RCN)	\$316	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	A	FFU	L	BAS AREA UNFIN	1,152	2007	133.72	154,048		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	864	2007	255.92	221,118		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	576		98.74	56,872		
				FLOOR COVER	1	HARDWOOD	1.00	B	ATF	N	FINISHED ATTIC	288		170.78	49,183		
				INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	120		85.22	10,226		
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		MST	O	MASONRY STACK	1		3,287.30	3,287		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$541,100