Key: 1830

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,854

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HULL KATHLEEN A 45 CHURCH ST #1 BOSTON, MA 02116	42-250-0	25 HART RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HULL KATHLEEN A	08/12/1997	J		10896-007
JACOB ERNEST G & HULL KAT	11/10/1995	QS	273,500	9925-291

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	%
21-202	06/08/2021	6	SHED	25,000	08/31/2021	LG	100	100
19-267	09/04/2019	80	SOLAR TAXABL	19,440	11/08/2019	LG	100	100
17-306	11/15/2017	3	REPAIR/REMOD	20,000	04/01/2018	LG	100	100
12-287	11/08/2012	7	GARAGE	35,000	08/15/2013	FC	100	100
10-266	12/27/2010	2	ADDITION	110,000	02/28/2012	FC	100	100

LAND

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	900,250	1.00	1	1.00	V9	2.50			697,690
300	A	0.225	11	1.00	1	1.00	1	1.00	68,750	1.00	1	1.00	V9	2.50			15,470

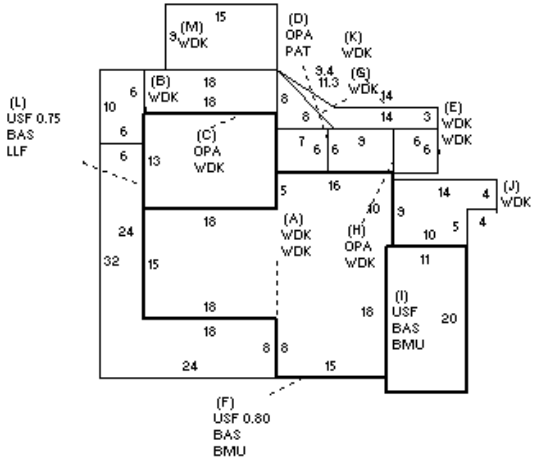
TOTAL	43,560 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	PTD=IRREG SHAPE IN RIGHT REAR OF SFR.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	713,200	620,100
BUILDING	627,300	516,500
DETACHED	26,200	25,000
OTHER	0	0
TOTAL	**1,366,700**	**1,161,600**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	G	0.90	12*18	2012	216	29.16	5,700
CPD	A	1.00	G	0.90	12*18	2012	216	11.22	2,200
PTD	A	1.00	G	0.90	APPROX 13*10	2013	130	2.30	300
ST1	A	1.00	G	0.90	ATT DGF 14*1	2021	210	95.40	18,000

PHOTO 05/24/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2021	LG
LIST	5/24/2021	LG
REVIEW	3/4/2013	BE

BLDG COMMENTS

5/24/2021 Owners confirmed interior data at door (per C-19).

YEAR BLT	1987	SIZE ADJ	0.995
NET AREA	2,344	DETAIL ADJ	1.000
$NLA(RCN)	$382	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	ATT WOOD DECK	1,293		51.58	66,689
+	OPA	N	OPEN PORCH	204		80.33	16,387
D	PAT	N	PATIO	42		29.04	1,220
+	BMU	N	BSMT UNFINISHED	920		82.50	75,900
+	BAS	L	BAS AREA	934	1987	347.57	324,633
+	USF	L	UP-STRY FIN	736	1987	268.05	197,282
I	BAS	L	BAS AREA	220	2011	347.57	76,466
I	USF	L	UP-STRY FIN	220	2011	268.05	58,970
L	LLF	L	LOWER LEVEL FIN	234	1987	238.14	55,724
	F21	O	FPL 2S 1OP	1		17,216.40	17,216
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	896,088
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	$627,300