

Key: 1835

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.859

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HAMMERMAN DAVID & SYLVIA 34 THAXTER RD NEWTON, MA 02460				42-255-0				20 HART RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAMMERMAN DAVID & SYLVIA				06/04/2008	QS	800,000	22958-265				
TWENTY HART RD REALTY TRU				01/27/2004	P	350,000	18159-1				
HUANG MARGARET JANICE &				11/12/2003	J	1,750	17916-19				

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	%
22-276	06/28/2022	3	REPAIR/REM	50,000	11/03/2022	LG	100	100
		30	CHECK DATA		12/29/2014	FC	100	100
14-234	11/07/2014	3	REPAIR/REM	123,860	09/18/2015	FC	100	100
04-143	08/27/2004	1	SINGLE FAM R	285,000	06/08/2006	WL	100	100

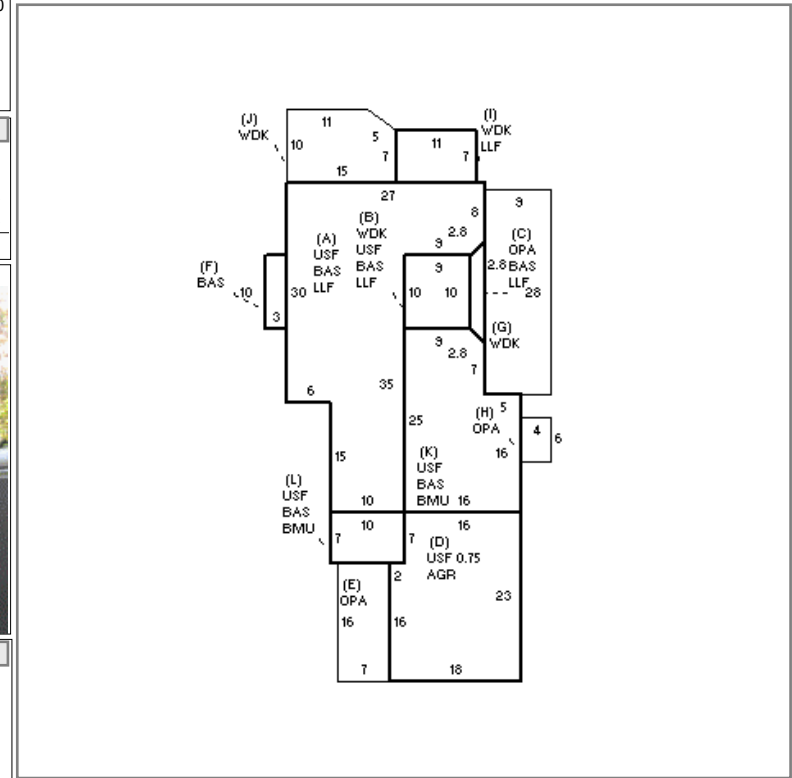
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R08	1.75		488,390
300	A	0.095	11	1.00	1	1.00	1	1.00	R08	1.75		4,570

TOTAL	37,897 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	493,000	428,600
Inf1	NO ADJ		BUILDING	1,173,900	973,400			
Inf2	NO ADJ		DETACHED	200	200			
			OTHER	0	0			
						TOTAL	1,667,100	1,402,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 CIRCULAR		113	2.30	200



BUILDING	CD	ADJ	DESC	MEASURE	11/3/2022	LG
MODEL	1		RESIDENTIAL			
STYLE	4	1.10	CAPE [100%]	LIST	11/16/2022	LG
QUALITY	+	1.15	GOOD-AVE+ [100%]	REVIEW	4/5/2021	MR
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2004	SIZE ADJ	0.975
NET AREA	3,785	DETAIL ADJ	1.000
\$NLA(RCN)	\$365	OVERALL	1.150
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		3.5	1.00
FIXTURES		16	\$11,200
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	929	2004	258.41	240,066
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,551	2004	289.60	449,172
ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATTACHED GARAGE	400		127.13	50,852
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	160		95.55	15,288
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,305	2004	387.83	506,124
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	563		58.12	32,722
HEATING/COOLING	11	HOT WAT.-CL AIR	1.05	+	BMU	N	BSMT UNFINISHED	423		105.33	44,557
FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		19,400.90	19,401
				GFP	O		GAS FIREPLACE	1		11,641.00	11,641
				ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,381,021
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$1,173,900