**Key: 1910**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,933

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| HOUSER STEPHEN D & ARLENE<br>PO BOX 273<br>TRURO, MA 02666 | 43-33-0 | 4 HOUSER WAY |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| HOUSER STEPHEN D & ARLENE | 04/13/2021 | F | 1 | 34007-3 |
| HOUSER STEPHEN D | 02/11/2019 | F | 100 | 31829-142 |
| HOUSER STEPHEN D ETAL | 04/29/2013 | A | | 27329-61 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1040 | 100 | TWO FAMILY | | 1 | 1 of 1 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 21-224X | 06/28/2021 | 90 | BP NVC | 10,270 | 11/18/2021 | LG | 100 | 100 |
| FY2018 | | 35 | RES EXEMPT | | 10/01/2017 | | 0 | 0 |
| 86-041 | 03/05/1986 | 2 | ADDITION | | 12/31/1986 | SW | 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 | 12 1.00 | 1 1.00 | 1 1.00 | 360,100 | 1.00 | 1 1.00 | R03 1.00 | | | 279,080 |
| 300 | A | 0.225 | 12 1.00 | 1 1.00 | 1 1.00 | 27,500 | 1.00 | 1 1.00 | R03 1.00 | | | 6,190 |

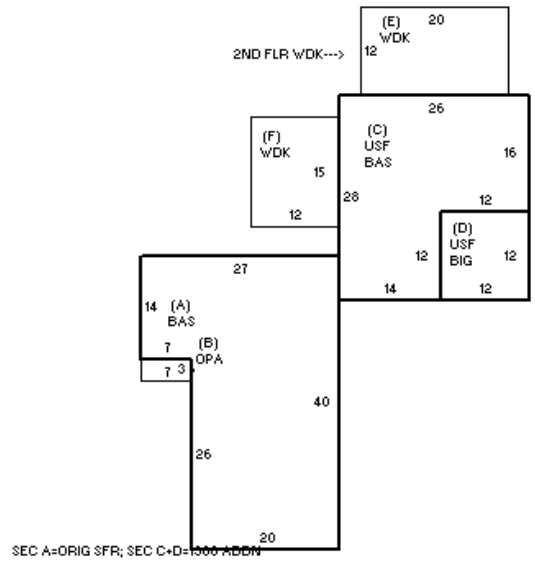
| TOTAL | 43,560 SF | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | EAST TRURO |
| Infl1 | NO ADJ |
| Infl2 | NO ADJ |

NOTE: 2/11/19 Acreage per Deed. SEE PROPRIETORS RD ON PLNS REFERENCED: ALL DEEDS REF TO RIGHT & PRIVILEGES TO USE FOR ACCESS FROM RT 6.

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 285,300 | 248,000 |
| BUILDING | 445,000 | 383,600 |
| DETACHED | 800 | 700 |
| OTHER | 0 | 0 |
| TOTAL | **731,100** | **632,300** |

EXT=TEXT-111 ON SEC C+D (CAPE=1986 ADDN)+VINYL ON SEC A (RANCH=ORIG SFR)




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 8*8 | | 64 | 16.47 | 800 |

PHOTO 11/18/2021

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.10 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 6/29/2018 | LG |
|---|---|---|
| LIST | 11/3/2009 | EST |
| REVIEW | 11/29/2010 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1955 | SIZE ADJ | 1.000 |
| NET AREA | 2,210 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $320 | OVERALL | 1.045 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 2 | 1.00 |
| ROOMS | 0 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $4,200 |
| UNITS | 2 | .95 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | | | 1.00 |
| EXT. COVER | 8 | TEX PLYWOOD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 99 | N/A | 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 |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BAS AREA | 898 | 1955 | 311.20 | 279,458 |
| B | OPA | N | OPEN PORCH | 21 | | 146.70 | 3,081 |
| C | BAS | L | BAS AREA | 584 | 1986 | 311.20 | 181,741 |
| + | USF | L | UP-STRY FIN | 728 | 1986 | 247.32 | 180,049 |
| D | BIG | N | BUILT-IN GARAGE | 144 | | 91.40 | 13,162 |
| + | WDK | N | ATT WOOD DECK | 420 | | 50.24 | 21,103 |
| | KIT | O | XTRA KITCHEN | 1 | | 17,324.00 | 17,324 |
| | MST | O | MASONRY STACK | 2 | | 3,144.40 | 6,289 |
| | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | |

| TOTAL RCN | 706,407 |
|---|---|

| CONDITION ELEM | CD |
|---|---|

| EFF.YR/AGE | 1974 / 48 | |
|---|---|---|
| COND | 37 | 37 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 37 | % GD 63 |
| RCNLD | | $445,000 |