

Key: 1999

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.033

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
LAMAR REALTY TRUST				43-127-0				12 HIGGINS HOLLOW RD				
TRS: LAFORTE JOHN J				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 571				LAMAR REALTY TRUST				07/08/1996	F		10289-165	
TRURO, MA 02666-0571				LAFORTE JOHN J				07/07/1996	J		10289-148	
				LAFORTE JOHN J & KATHLEEN				07/06/1996	A		10289-147	

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 %
23-004X	01/11/2023	4	REHAB	600	02/03/2023	LG	100 100
22-399X	10/17/2022	90	BP NVC	3,214	01/13/2023	LG	100 100
FY2018		35	RES EXEMPT		11/03/2017		0 0
96-092	06/15/1996	9	DECK	3,000	06/01/1997		100 100
95-097	07/24/1995	3	REPAIR/REMOD	60,000	07/08/1996		100 100

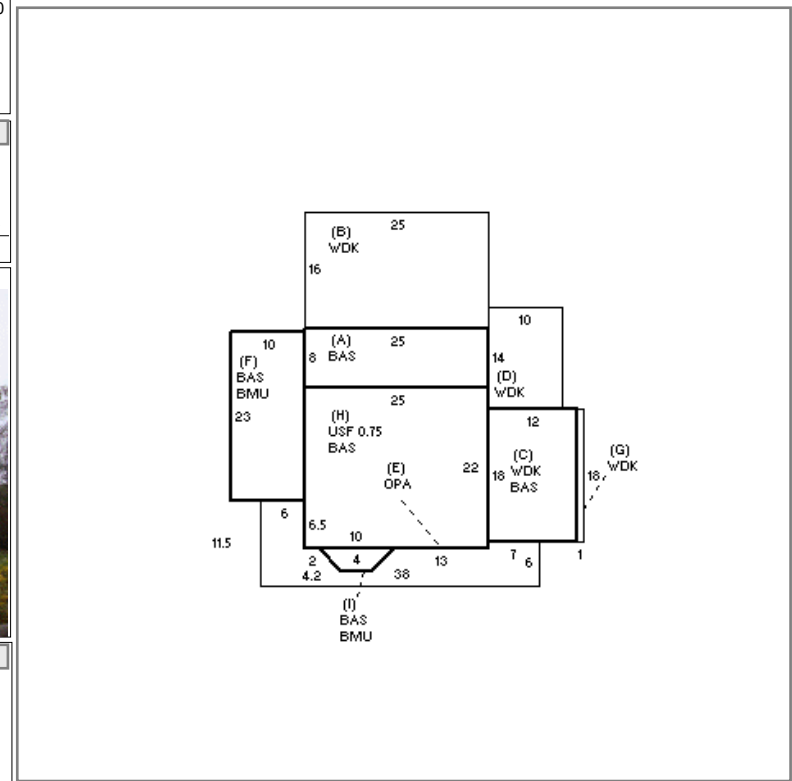
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	16	1.00	1	1.00	1	1.00	720,200	1.00	1	1.00	SR3	2.00		558,160
300	A	2.715	16	1.00	1	1.00	1	1.00	55,000	1.00	1	1.00	SR3	2.00		149,330

DETACHED

TOTAL	3.490 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE	LAND	707,500	615,100			
Inf1	NO ADJ		BUILDING	521,300	428,800			
Inf2	NO ADJ		DETACHED	38,800	37,000			
			OTHER	0	0			
			TOTAL	1,267,600	1,080,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	A 0.75 24*26		624	47.10	22,000
ST1	A	1.00	F- 0.55 18*16		288	95.40	15,100
SHF	A	1.00	G 0.90 10X12		120	16.01	1,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2020	LG
MODEL	1		RESIDENTIAL	LIST	10/17/2014	BE
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDIN

YEAR BLT	1820	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	704,479
NET AREA	1,630	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	771	1820	381.04	293,780	CONDITION ELEM	CD
\$NLA(RCN)	\$432	OVERALL	1.080	EXT. COVER	2	CLAPBOARD	1.00	+	WDK	N	ATT WOOD DECK	774		57.10	44,198		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	446	1995	381.04	169,943		
				ROOF COVER	2	WOOD SHINGLES	1.01	E	OPA	N	OPEN PORCH	215		88.93	19,120		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BMU	N	BSMT UNFINISHED	251		103.49	25,975		
				INT. FINISH	2	DRYWALL	1.00	H	USF	L	UP-STRY FIN	413	1820	302.88	125,090		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		19,060.90	19,061			
				FUEL SOURCE	2	GAS	1.00	MST	O	MASONRY STACK	1		3,811.90	3,812			
								ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	1996 / 26
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$521,300