

Key: 2054

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.091

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|--|--|------------|----|------------|----------------------|--|--|--|
| CAPE COD NATIONAL SEASHORE US GOVERNMENT 99 MARCONI SITE ROAD WELLFLEET, MA 02667 | | | | | | | | | | 43-182-0 | | | 26 HIGGINS HOLLOW RD | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | |
| CAPE COD NATIONAL SEASHOR | | | | | | | | | | 04/23/2018 | E | | N/A-N/A | | | |
| HOPKINS JOHN & SHEILA | | | | | | | | | | 01/01/1992 | 99 | | N/A-N/A | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|-------------|--------------|--------|------------|----|--------|-----|
| 9000 | 100 | U S GOV | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 13-042 | 03/06/2013 | 90 | BP NVC | 1,745 | 11/20/2013 | FC | 100 | 100 |
| 10-166 | 09/03/2010 | 90 | BP NVC | 2,229 | 05/13/2011 | MR | 100 | 100 |
| 86-158 | 05/22/1986 | 3 | REPAIR/REMOD | 72,000 | | | 100 | 100 |
| 87-083 | | 99 | ALL OTHER | | | | 100 | 100 |

| 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 | 720,200 | 1.00 | 1 | 1.00 | SR3 | 2.00 | 558,160 |
| 300 | A | 2.225 | 16 | 1.00 | 1 | 55,000 | 1.00 | 1 | 1.00 | SR3 | 2.00 | 122,380 |

| TOTAL | 3.000 Acres | | | ZONING | NSD | FRNT | 0 | | | ASSESSED | CURRENT | PREVIOUS |
|-------|----------------|--|--|--------|----------|---------|---------|--|------|----------|---------|----------|
| Nbhd | NAT'L SEASHORE | | | NOTE | | | | | LAND | 680,500 | 591,700 | |
| Inf1 | NO ADJ | | | | LAND | 210,500 | 183,600 | | | | | |
| Inf2 | NO ADJ | | | | DETACHED | 2,200 | 2,100 | | | | | |
| | | | | | OTHER | 0 | 0 | | | | | |
| | | | | | TOTAL | 893,200 | 777,400 | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | G | 1.18 | G 0.90 8*16 | | 128 | 18.89 | 2,200 |



BLDG COMMENTS
1986 LEASEHLD W/NSS = JEDADIAH HIGGINS HOUSE (ANTIQUE BUILT CIRCA 1780 PER CURRENT LESSEE). NO HEAT ON 2ND FLR.

ONLY HISTORIC RENOVATION ALLOWED PER 11M2/03 LIST
SEC A YB=1780+SEC B YB=1940'S

(A)
USF 0.75
BAS

(B)
BAS

14

12

23

33

| BUILDING | CD | ADJ | DESC | MEASURE | 3/28/2017 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/12/2009 | JH |
| STYLE | 15 | 1.10 | ANTIQUE [100%] | REVIEW | 5/26/2011 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1780 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-------------|-------|-----------|-----------|---------|
| NET AREA | 1,843 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | CONTIN WALL | 1.00 | A | BAS | L | BAS AREA | 957 | 1780 | 337.47 | 322,961 |
| \$NLA(RCN) | \$317 | OVERALL | 1.100 | EXT. COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UP-STRY FIN | 718 | 1780 | 262.94 | 188,791 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BAS AREA | 168 | 1945 | 337.47 | 56,695 |
| STORIES(FAR) | 1.75 | | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 12,035.50 | 12,036 | |
| ROOMS | 7 | | 1.00 | FLOOR COVER | 2 | SOFTWOOD | 1.00 | ODS | O | OUT DOOR SHOWER | | | 0.00 | | |
| BEDROOMS | 4 | | 1.00 | INT. FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| BATHROOMS | 2 | | 1.00 | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| FIXTURES | 6 | \$4,200 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| UNITS | 0 | | 1.00 | | | | | | | | | | | | |

| TOTAL RCN | 584,683 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EFF.YR/AGE | 1950 / 72 | |
| COND | 64 | 64 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 64 | % GD 36 |
| RCNLD | \$210,500 | |