

Key: 2085

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.124

LEGAL

CURRENT OWNER					PARCEL ID					LOCATION					
HIGGINS HOLLOW REALTY TRUST					44-9-0					45 HIGGINS HOLLOW RD					
TRS: DAVIS SEBASTIAN W					TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 42					HIGGINS HOLLOW REALTY TRU					07/25/1991	99		7623-185		
TRURO, MA 02666-0042															

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	%	

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	L3	0.80	1	1.00				446,520
300	A	0.925	16	1.00	1	1.00	1	1.00	SR3	2.00		50,880

DETACHED

TOTAL	1.700 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE				LAND	497,400	432,500
Inf1	LOC ADJ		BUILDING	189,900	164,900			
Inf2	NO ADJ		DETACHED	6,200	5,900			
			OTHER	0	0			
						TOTAL	693,500	603,300

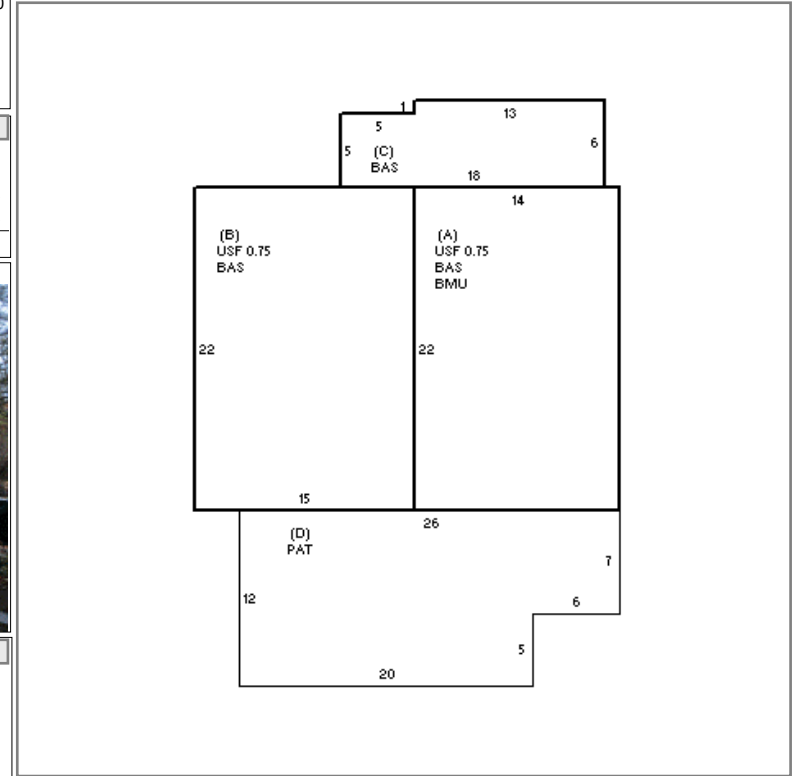
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	P 0.45 26*24	1960	624	21.92	6,200



BLDG COMMENTS		
2/10/2023	NT	2/10/2023 No Trespass sign - no CYC check.
	NT	
	BE	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/10/2023	NT
MODEL	1		RESIDENTIAL	LIST	7/7/2014	NT
STYLE	4	1.10	CAPE [100%]	REVIEW	8/5/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1947	SIZE ADJ	1.040
NET AREA	1,220	DETAIL ADJ	1.000
\$NLA(RCN)	\$362	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	308		93.45	28,783
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	479	1947	273.51	131,013
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	741	1947	347.50	257,495
ROOF COVER	1	ASPHALT SHINGLE	1.00	D	PAT	N	PATIO	282		18.02	5,082
FLOOR COVER	5	VINYL	1.00	F21	O	O	FPL 2S 10P	1		17,212.60	17,213
INT. FINISH	5	OTHER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	441,685	
CONDITION ELEM		CD
EFF.YR/AGE	1956 / 66	
COND	57 57 %	
FUNC	0	
ECON	0	
DEPR	57 % GD 43	
RCNLD	\$189,900	