Key: 2125

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,163

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORN HILL COTTAGE #5 RLTY TRST TRS: SPENCER PATRICIA A 80 LYME RD #222 HANOVER, NH 03755	45-38-5	62 CORN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORN HILL COTTAGE #5 RLTY	07/02/2008	99		23021-148
SPENCER THOMAS A JR & PAT	10/23/1980	99		3178-024

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-336X	11/17/2020	90	BP NVC	2,500	11/23/2021	LG	100	100
18-441X	12/11/2018	4	REHAB	4,600	08/27/2019	LG	100	100
11-067	04/19/2011	90	BP NVC	8,800	03/13/2012	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

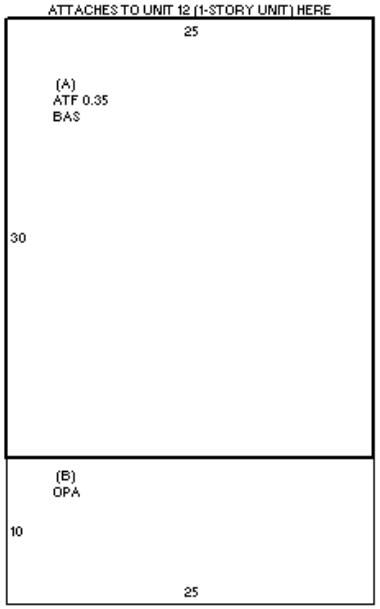
TOTAL	SF	ZONING	RES	FRNT	0
Nbhd		NOTE	CORN HILL COTTAGES CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	1,032,900	898,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,032,900**	**898,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/23/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/25/2014	FC
LIST	4/25/2014	FC
REVIEW	7/12/2007	RJM

BLDG COMMENTS

Southernmost unit, tall (U5 is on water side, U12 is closer to parking area). 1st floor is all Common Area (6 storage rooms). Unit 5 is 2nd & 3rd floors (USF+ATF) and OPA.

YEAR BLT	1900	SIZE ADJ	0.875
NET AREA	1,013	DETAIL ADJ	1.980
$NLA(RCN)	$1,275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.35	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
PCT COMM INT	8.2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	5	CORN HILL	1.65
CONDO STYLE	3	CONVENTIONAL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	13	NO HEAT	0.96
FUEL SOURCE	8	NONE	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	5	VERY GOOD	1.25

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	750	1900	1,428.03	1,071,019
A	ATF	L	FINISHED ATTIC	263	1900	772.67	203,211
B	OPA	N	OPEN PORCH	250		53.40	13,350

TOTAL RCN	1,291,080

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1960 / 62		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$1,032,900