

Key: 2163

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.200

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HENNING FAMILY TRUST TRS: HENNING MIRIAM K PO BOX 113 TRURO, MA 02666		45-54-0		8 HARDINGS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HENNING FAMILY TRUST		05/05/2014	A	28125-20	
HENNING TODD J & MIRIAM K		05/15/1990	F	7160-181	
HENNING TODD J & MIRIAM K		10/16/1989	A	6919-023	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-292X	08/02/2023	4	REHAB	14,415			0 0
23-237	06/08/2023	5	DEMO		07/27/2023	LG	100 100
CYC	05/24/2023	30	CHECK DATA		01/19/2023	LG	100 100
14-151	07/15/2014	80	SOLAR TAXABL	9,500	12/16/2014	FC	100 100
14-088	05/15/2014	90	BP NVC	3,708	12/16/2014	FC	100 100

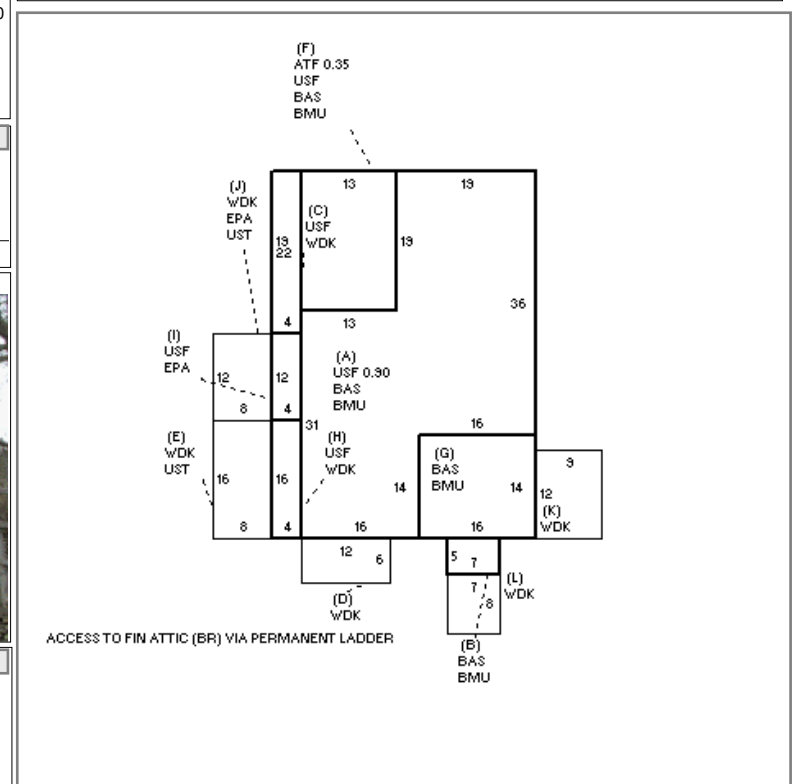
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	576,160	1.00	1	1.00	V7	1.60	446,520
300	A	0.105	13	1.00	1	44,000	1.00	1	1.00	V7	1.60	4,620

TOTAL	38,333 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	451,100	392,300
Inf1	NO ADJ		LAND	824,900	653,700			
Inf2	NO ADJ		BUILDING	900	0			
			OTHER	265,000	225,300			
			TOTAL	1,541,900	1,271,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 BLDG 2 BMF 9		108	11.00	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/19/2023	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/17/2002	RS
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,098	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,635		73.97	120,944
\$NLA(RCN)	\$392	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,635	1969	347.12	567,534
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	1,463	1969	265.77	388,828
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	612		53.34	32,644
				FLOOR COVER	1	HARDWOOD	1.00	+	UST	N	UTILITY STORAGE	224		128.28	28,734
				INT. FINISH	2	DRYWALL	1.00	F	ATF	N	FINISHED ATTIC	86		185.91	15,988
				HEATING/COOLING	1	FORCED AIR	1.00	+	EPA	N	ENCL PORCH	144		164.13	23,635
				FUEL SOURCE	1	OIL	1.00		BMG	O	BSMT GARAGE	1		8,546.20	8,546
									F21	O	FPL 2S 1OP	1		17,804.70	17,805
									ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,213,057
CONDITION ELEM	CD
EFF.YR/AGE	1979 / 43
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$824,900

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

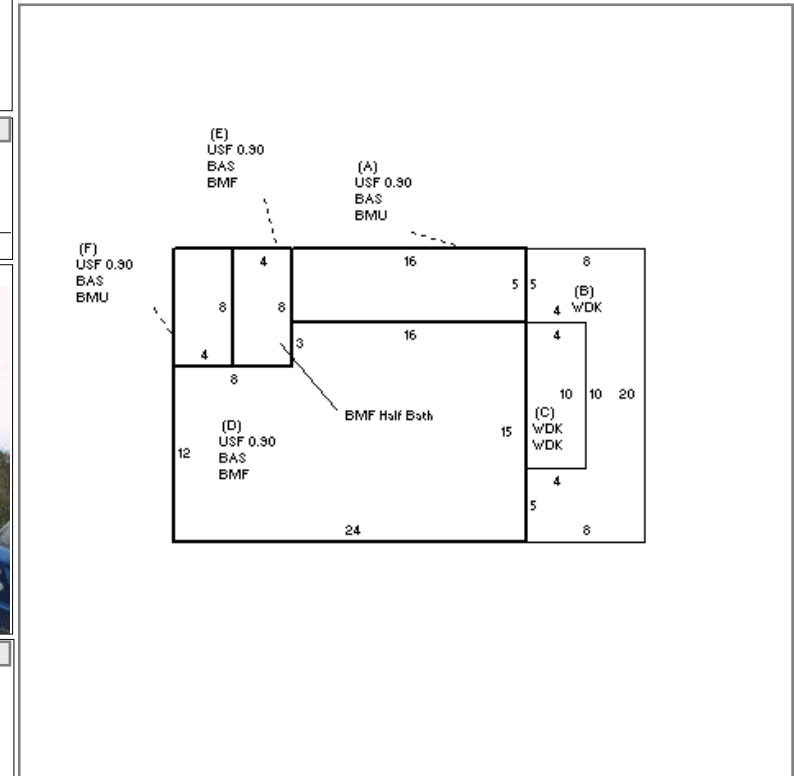
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	265,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/19/2023	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
2ND FLR HAS FRIDGE, SINK, MICRO BUT NO STOVE. BMF= BR, HALF BA, RM W/ FRIDGE, KITCH SINK & MICRO BUT NO STOVE. NO ACCESS TO BSMT FROM INTERIOR.

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YEAR BLT	2006	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	315,477
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	112		78.91	8,838	CONDITION ELEM	CD
\$NLA(RCN)	\$346	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	480	2006	293.43	140,846		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	432	2006	230.96	99,773		
STORIES(FAR)	1.9	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	200		55.15	11,031		
ROOMS	3	1.00		FLOOR COVER	2	SOFTWOOD	1.00	+	BMF	N	BSMT FINISH	368		138.01	50,789		
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
BATHROOMS	1.5	1.00		HEATING/COOLING	3	RADIANT	1.02										
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$265,000