

Key: 2182

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.222

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
UPLANDS NOMINEE TRUST		45-73-0	4 TOMS HILL PATH	
TRS: RICHARD H P THOMPSON		TRANSFER HISTORY	DOS	T SALE PRICE BK-PG (Cert)
7 PINE GROVE		UPLANDS NOMINEE TRUST	12/15/2010	99 (135896+)
YARMOUTHPORT, MA 02675		UPLANDS NOMINEE TRUST	12/22/1994	99 (135896)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
93-122	10/08/1993	2	ADDITION	7,000	05/02/1994		100 100

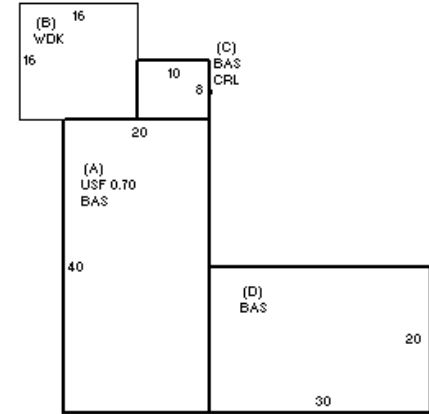
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,296,360	1.00	1	1.00	V15	3.60	1,004,680
300	A	5.815	13	1.00	1	99,000	0.93	1	1.00	V15	3.60	534,870
400	F	150	13	1.00	1	936	1.00	1	1.00	V15	3.60	140,400

TOTAL	6.590 Acres	ZONING	RES	FRNT	341	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE Additional 932' frontage on Corn Hill Rd.				LAND	1,680,000	1,462,600
Inf1	NO ADJ					BUILDING	470,600	399,500
Inf2	NO ADJ					DETACHED	12,300	11,700
						OTHER	118,600	100,700
						TOTAL	2,281,500	1,974,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24*32		768	21.27	12,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/28/2020	LG
MODEL	1		RESIDENTIAL	LIST	5/9/2011	LVM
STYLE	4	1.10	CAPE [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
SFR WAS COAST GUARD GARAGE. 2 FULL BATHS + 2 HALF BATHS; HEAT=OIL FHA ON LEFT+OIL FHW ON RIGHT+2ND FLR HAS NO HEAT.

INDIN

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	691,991		
NET AREA	2,040	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,480	1970	336.51	498,041				
\$NLA(RCN)	\$339	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	560	1970	270.17	151,293				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	256		61.12	15,647				
				ROOF COVER	2	WOOD SHINGLES	1.01	C	CRL	N	CRAWL SPACE	80		46.34	3,708				
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		17,002.00	17,002				
				INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER			0.00					
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1979 / 43
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$470,600

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
UPLANDS NOMINEE TRUST		45-73-0	4 TOMS HILL PATH			
TRS: RICHARD H P THOMPSON		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
7 PINE GROVE						
YARMOUTHPORT, MA 02675						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

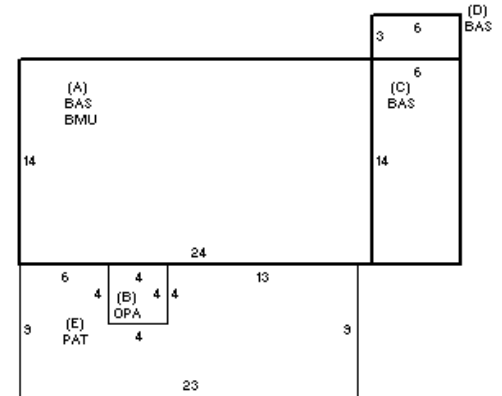
LAND

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	118,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/11/2011	LVM
STYLE	1	1.00	RANCH [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Access is from a shared driveway on Corn Hill Road - front porch has #24 on post. On foot it is accessed by path behind Bldg #1 Garage down the hill.

BUILDING

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	174,402
NET AREA	438	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	336		83.32	27,997	CONDITION ELEM	CD
\$NLA(RCN)	\$398	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	16		143.18	2,291		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	438	1970	309.83	135,706		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	E	PAT	N	PATIO	191		16.96	3,239		
ROOMS	0	1.00		FLOOR COVER	6	OTHER	1.00		MST	O	MASONRY STACK	1		3,069.20	3,069		
BEDROOMS	1	1.00		INT. FINISH	4	WALL BOARD	1.00		ODS	O	OUT DOOR SHOWER			0.00			
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	3	\$2,100		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1979 / 43
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$118,600