

Key: 2194

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.239

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BROTMAN SALLY C PO BOX 1128 TRURO, MA 02666-1128		45-87-0		24 TOMS HILL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BROTMAN SALLY C		07/20/2006	99		21199-102
BROTMAN CARL J & SALLY C		07/05/1977	99		2540-285

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 %
FY2018		35	RES EXEMPT		10/01/2017		0 0
04-178	10/18/2004	90	BP NVC	7,600	05/16/2007	JH	100 100
97-128	09/01/1997	3	REPAIR/REMOT	210,000	06/01/1999		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	1.00 1	1.00 1	1,296,360	1.00 1	1.00 V15	3.60			1,004,680
300	A	0.275 13	1.00 1	1.00 1	1.00 1	99,000	1.00 1	1.00 V15	3.60			27,230

TOTAL	1.050 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N	FY11 VW INCR PER FIELD REV=DISTANT PANORAMIC LIGHT OBSTRUCTION HIGH ELEVATION.			LAND	1,031,900	897,200
Inf1	NO ADJ		O				BUILDING	1,059,200	876,900
Inf2	NO ADJ		T				DETACHED	2,300	2,100
			E				OTHER	0	0
							TOTAL	2,093,400	1,776,200

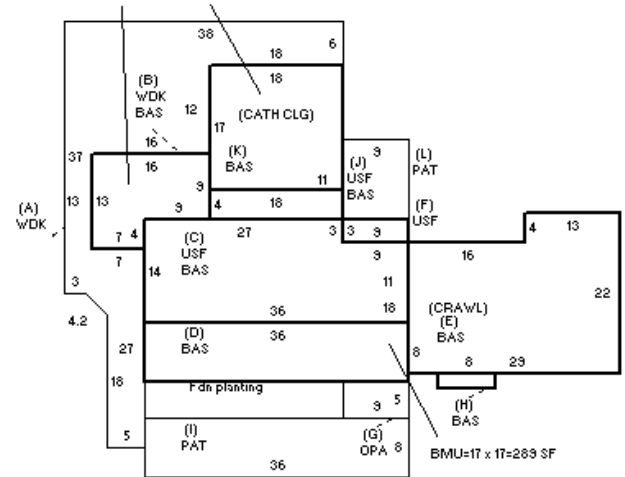
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 A	0.75 12*8	1998	96	14.82	1,100
SHF	A	1.00 A	0.75 8*12		96	16.47	1,200

PHOTO 02/27/2017



LLF=BDRM STUDIO, FIN STORAGE, FAM RM & FULL BATH)



2ND FLR=36X14 W/ NO KNEEWALLS PER PLANS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	2/27/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/3/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY06 CHGS PER 11/02 CYCLICAL+BLDG PLANS.
FY11 CHGS PER 10/09 M+L.

S

YEAR BLT	1971	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,393,722
NET AREA	3,201	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	WDK	N	ATT WOOD DECK	868		66.79	57,974	CONDITION ELEM	CD
\$NLA(RCN)	\$435	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,599	1971	432.44	691,477		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	576	1971	354.27	204,058		
				ROOF COVER	1	ASPALT SHINGLE	1.00	G	OPA	N	OPEN PORCH	45		167.60	7,542		
				FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	387		22.04	8,531		
				INT. FINISH	2	DRYWALL	1.00	K	BAS	L	BAS AREA	306	1971	432.44	132,327		
				HEATING/COOLING	2	HOT WATER	1.02		LLF	L	LOWER LEVEL FIN	720	1971	302.67	217,921		
				FUEL SOURCE	2	GAS	1.00		BMU	N	BSMT UNFINISHED	289		121.04	34,981		
									F22	O	FPL 2S ZOP	1		31,211.80	31,212		

EFF.YR/AGE	1998 / 24	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$1,059,200	