

Key: 2217

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.264

LEGALS

LAND

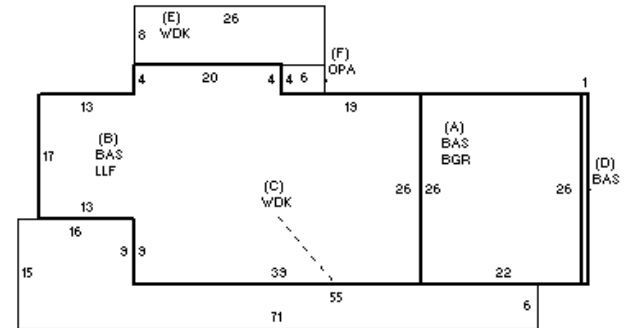
CURRENT OWNER										PARCEL ID				LOCATION			
HERSCHENFELD RACHEL E & DEYKIN AARON 207 HUNNEWELL ST NEEDHAM, MA 02494										45-114-0				31 TOMS HILL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
HERSCHENFELD RACHEL E & DARLING BYRON C REV TRUST										09/17/2015	QS	951,000		(207396)			
DARLING BYRON C										08/08/2013	A			(201116)			
DARLING BYRON C										09/26/1972	99			(56194)			

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	%
NP 92-122	10/21/1992	20	NO PERMIT SINGLE FAM R	172,000	11/16/2022	LG	0	0
		1			05/02/1994		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	1.00	1	1.00	828,230	1.00	1	1.00	V8	2.30	641,880
300	A	0.465	13	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V8	2.30	29,410

TOTAL	1.240 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL		N O T E	FY10 CHNG VIEW PER REVIEW OF NBHD (CONFIRMED BY PHOTO TAKEN IN 10/09 LIST).			LAND	671,300	583,700
Inf1	NO ADJ			LAND BUILDING DETACHED	747,400	615,600	0	0	
Inf2	NO ADJ			OTHER	0	0	0	0	
							TOTAL	1,418,700	1,199,300

PER Feb 2017 M+L: KITCH+BATHS ARE ORIGINAL; BBS=FAM RM+3BR+BATH



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/23/2017
									

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2017	LG
MODEL	1		RESIDENTIAL	LIST	2/27/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/7/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
FY11 CHGS PER 10/09 M+L.						

BUILDING

YEAR BLT	1992	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,067,742																				
NET AREA	3,228	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BGR	N	SF BSMT GARAGE	572		110.61	63,268																						
\$NLA(RCN)	\$331	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	B	LLF	L	LOWER LEVEL FIN	1,315	1992	225.93	297,092																						
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	778		52.32	40,707																						
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,913	1992	338.78	648,078																						
				FLOOR COVER	1	HARDWOOD	1.00	F	OPA	N	OPEN PORCH	24		163.00	3,912																						
				INT. FINISH	2	DRYWALL	1.00	MST	O	MASONRY STACK	2			3,492.90	6,986																						
				HEATING/COOLING	9	WARM/COOL AIR	1.03																														
				FUEL SOURCE	2	GAS	1.00																														
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