Key: 2234

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,278

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KING WILLIS L & HANNAH S **PO BOX 189** **TRURO, MA 02666**	**46-6-0**	**270 RT 6**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KING WILLIS L & HANNAH S	08/09/2013	A	435,000	27611-42
KING CHRISTOPHER W	11/23/2012	U	595,000	26879-313
THEW JOHN D	07/29/2005	99		20104-300

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	**100**	**TWO FAMILY**		**1**	**1 of 1**

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-010X	01/11/2022	90	BP NVC	2,500	10/14/2022	LG	100	100
21-435X	12/07/2021	4	REHAB		10/14/2022	LG	100	100
21-122	04/05/2021	4	REHAB	50,000	09/17/2021	LG	100	100
20-171X	07/08/2020	90	BP NVC	12,400	09/16/2020	LG	100	100
FY2018		35	RES EXEMPT		04/23/2018		0	0

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14 1.00	1 1.00	1 1.00	288,080	1.00	1 1.00	R01 0.80			223,260
300	A	0.144	14 1.00	1 1.00	1 1.00	22,000	1.00	1 1.00	R01 0.80			3,170

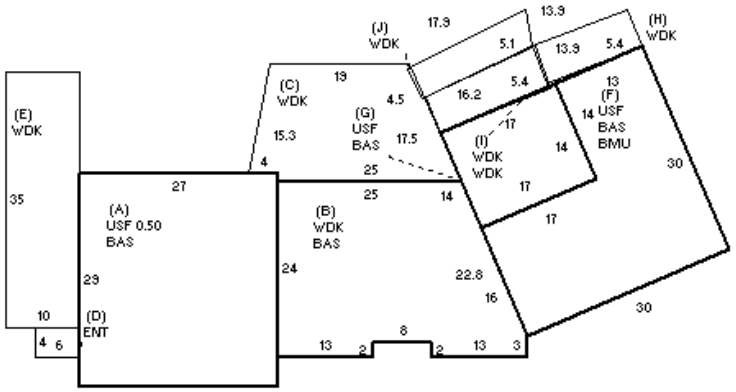
TOTAL	40,010 SF	ZONING	RES	FRNT	1,124
Nbhd	TRURO CENTER	NOTE	FY15 SUBDIVISION CREATES 46-393+394, ACCESS EASEMENT FOR 46-394. FY12 ACRG DECR(2010 SUBDIV PL) SEE NEW PCL 46-386. FY17=CORRECTED OUTBLDGS BETWEEN 46-394 & 46-6. WDK BETWEEN SFR+FBN.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	226,400	196,900
BUILDING	836,200	709,700
DETACHED	3,800	3,700
OTHER	0	0
TOTAL	**1,066,400**	**910,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	SV 1.00	SV 1.00	8*12	1972		0.00	
WDK	A 1.00	A 0.75	ANGLED		136	11.00	1,100
FBN	L 0.83	P- 0.40	19*20	1958	380	17.74	2,700

PHOTO 10/14/2022



1ST APT IN SEC B+F+G=KITCH+LR/DR+3BR+2 FULL BATHS;
2ND APT IN SEC A=KITCH+LR+DR (MAY BE BR; HAS DOOR)+2BR+2 FULL BATHS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	15	1.10	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/27/2015	FC
LIST	8/27/2015	FC
REVIEW	4/30/2013	BE

BLDG COMMENTS

HAS 2 ODS. PER 8/27/15 LIST: HEAT IN SEC C=PROPANE; HAS 3 CHIM BUT HAS ONLY 1 WORKING FPL ON 2ND FLR OF SEC F (OTHER 2 ARE NON-WORKING).

YEAR BLT	1797	SIZE ADJ	0.975
NET AREA	3,681	DETAIL ADJ	1.000
$NLA(RCN)	$325	OVERALL	1.074

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	13	$9,100
UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	4	TILE	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	1,489	1797	293.13	436,472
A	USF	L	UP-STRY FIN	392	1797	238.98	93,679
+	WDK	N	ATT WOOD DECK	1,786		47.20	84,300
D	ENT	N	ENCL ENTRY	24		261.44	6,275
F	BMU	N	BSMT UNFINISHED	662		79.73	52,780
+	USF	L	UP-STRY FIN	900	1987	238.98	215,080
+	BAS	L	BAS AREA	900	1987	293.13	263,818
	F21	O	FPL 2S 1OP	1		15,755.40	15,755
	KIT	O	XTRA KITCHEN	1		17,359.70	17,360
	ODS	O	OUT DOOR SHOWER	2		0.00	

TOTAL RCN	1,194,618
CONDITION ELEM	CD

EFF.YR/AGE	1991 / 31	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$836,200