

Key: 2240

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.283

LEGAL

LAND

DETACHED

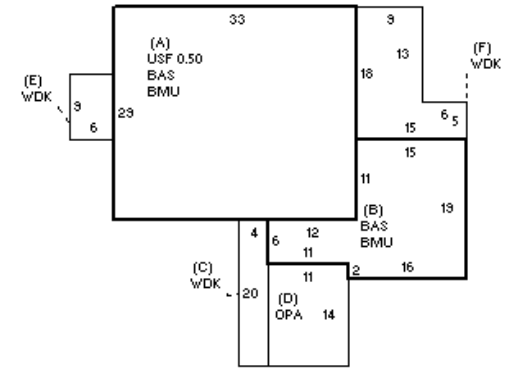
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HINTON MEGAN PO BOX 357 TRURO, MA 02666				46-12-0				9 CASTLE TERR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HINTON MEGAN				02/12/2021	O	995,000	33785-298					
SCHIRMER AUDREY & JOSEPH				12/29/2006	J		14422-64+					
SCHIRMER ABIGAIL B & AUDR				11/08/2001	99		14422-064					
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	13	1.00	1	1.00	1	1.00	R05	1.15		344,270
303	A	2,700	13	1.00	1	1.00	1	1.00	R05	1.15		81,350

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-374X	02/03/2023	4	REHAB	17,000	02/03/2023	JN	100 100
22-398	10/11/2022	6	SHED	10,000	12/20/2022	LG	100 100
22-340	08/31/2022	10	ALL OTHERS	20,000	12/20/2022	LG	100 100
22-292	07/19/2022	2	ADDITION		12/20/2022	LG	50 50
21-397	11/03/2021	3	REPAIR/REMOD	100,000	12/20/2022	LG	60 60

TOTAL	3.476 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	425,600	413,400
Infl1	NO ADJ					BUILDING	136,900	36,700
Infl2	NO ADJ					DETACHED	9,800	5,400
						OTHER	264,600	132,500
						TOTAL	836,900	588,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	G+	1.25 G	0.90 17*30	2021	510	12.38	5,700
SHF	G	1.18 G	0.90 @ CARPORT 9*	2022	180	18.34	3,000
SHF	-	0.90 A	0.75 CHKN 8*12	2022	96	14.82	1,100



BUILDING	CD	ADJ	DESC	MEASURE	12/20/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/25/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2011	DF
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1767	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	977,636
NET AREA	1,795	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,316		103.22	135,835		
\$NLA(RCN)	\$545	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	957	1767	467.53	447,423		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	479	1767	371.63	178,012		
				ROOF COVER	2	WOOD SHINGLES	1.01	B	BAS	L	BAS AREA	359	2021	467.53	167,842		
				FLOOR COVER			1.00	+	WDK	N	ATT WOOD DECK	326		79.41	25,887		
				INT. FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	154		115.18	17,737		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	1967 / 55
																COND	46 46 %
																FUNC	40 UC
																ECON	0
																DEPR	86 % GD 14
																RCNLD	\$136,900

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

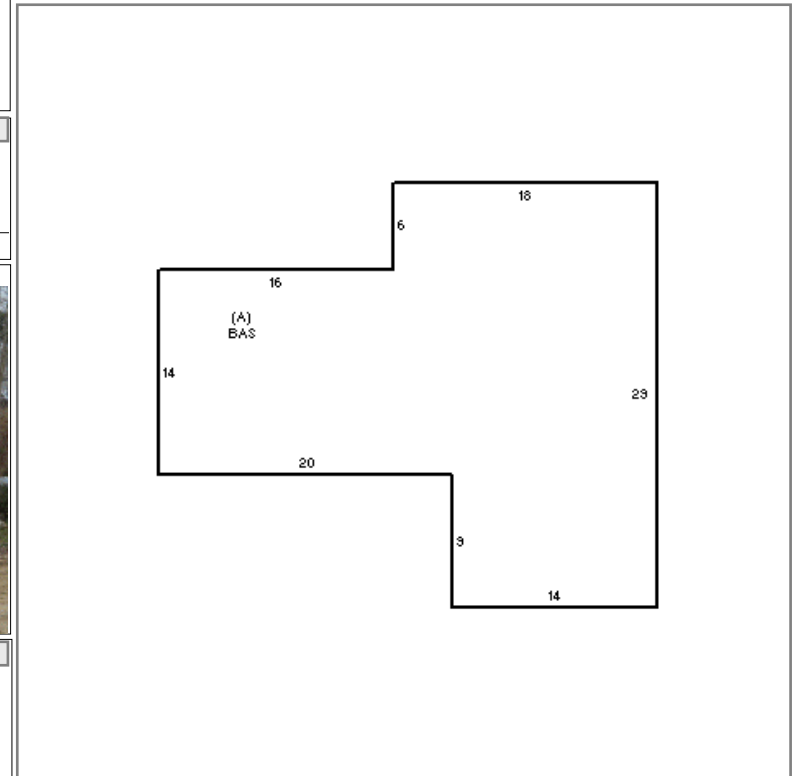
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	213,100	
Infl1					
Infl2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/27/2020	LG
MODEL	1		RESIDENTIAL	LIST	10/25/2011	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2011	DF
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS COTTAGE 2		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	242,137		
NET AREA	710	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	710	1920	338.08	240,037	CONDITION ELEM	CD		
\$NLA(RCN)	\$341	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00												
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00												
STORIES(FAR)		1	1.00	ROOF COVER	2	WOOD SHINGLES	1.01												
ROOMS		4	1.00	FLOOR COVER	2	SOFTWOOD	1.00												
BEDROOMS		2	1.00	INT. FINISH	2	DRYWALL	1.00												
BATHROOMS		1	1.00	HEATING/COOLING	8	HEAT PUMP	1.04												
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00												
UNITS		1	1.00																
																EFF.YR/AGE	2010 / 12		
																COND	12 12 %		
																FUNC	0		
																ECON	0		
																DEPR	12	% GD	88
																RCNLD	\$213,100		

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

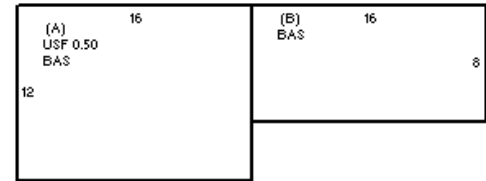
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	51,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/27/2020	LG
MODEL	1		RESIDENTIAL	LIST	10/25/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/15/2011	DF
QUALITY	A	0.92	AVERAGE [69%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Marked as Cottage #1.

G

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	95,438
NET AREA	416	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	192	1850	235.51	45,217	CONDITION ELEM	CD
\$NLA(RCN)	\$229	OVERALL	0.840	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	96	1850	187.24	17,975		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	128	1850	235.51	30,145		
STORIES(FAR)	1.75	1.00		ROOF COVER	2	WOOD SHINGLES	1.01		ODS	O	OUT DOOR SHOWER	1		0.00			
ROOMS	4	1.00		FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1967 / 55
																COND	46 46 %
																FUNC	0
																ECON	0
																DEPR	46 % GD 54
																RCNLD	\$51,500