

Key: 2320

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.368

LEGALS

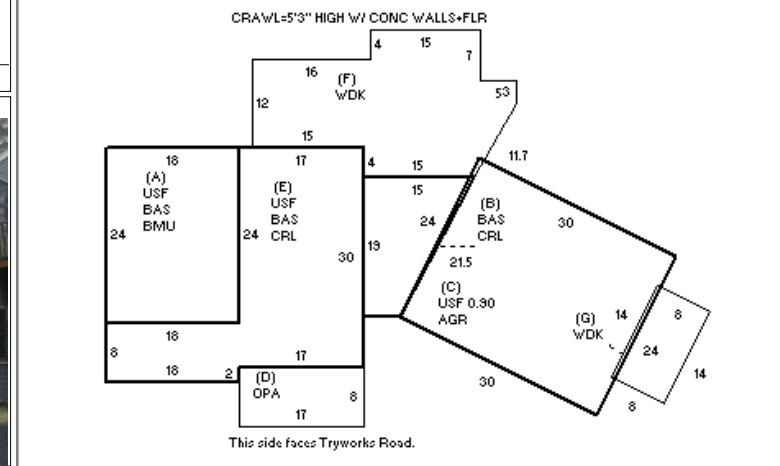
CURRENT OWNER		PARCEL ID		LOCATION								
HNIS KENNETH&DEBORAH LIFE EST RMNDR: HNIS TODD & ERIK PO BOX 40 TRURO, MA 02666		46-92-0		15 GOSPEL PATH								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
HNIS KENNETH&DEBORAH LIFE HNIS KENNETH R & DEBORAH		03/05/2019 04/23/1982	A 99		1 31870-284 3470-065							
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14 1.00	1	1.00	1.00	468,130	1.00	1.00	R05	1.30		362,800
300	A	0.325 14 1.00	1	1.00	1.00	35,750	1.00	1.00	R05	1.30		11,620

LAND

TOTAL	1.100 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	374,400	288,000
Inf1	NO ADJ		BUILDING	970,900	797,700			
Inf2	NO ADJ		DETACHED	2,700	2,600			
					OTHER	0	0	
TOTAL						1,348,000	1,088,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 E 1.00	12*12	2020	144	18.89	2,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2023	LG
MODEL	1		RESIDENTIAL	LIST	7/3/2014	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
APT OVER AGR- PER OWER, HAS ONE BDRM & FULL BATH. Main vehicle access is first left on Tryworks Rd, rear access via Gospel Path.

G

YEAR BLT	1977	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,142,225		
NET AREA	3,010	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	432		94.46	40,806	CONDITION ELEM	CD		
\$NLA(RCN)	\$379	OVERALL	1.026	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,276	1977	347.79	443,781				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,086	1977	254.11	275,969				
STORIES(FAR)	1.95	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	CRL	N	CRAWL SPACE	844		41.86	35,329				
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATTACHED GARAGE	720		102.13	73,532				
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	C	USF	L	UP-STRY FIN	648	2006	254.12	164,667				
BATHROOMS	3.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	D	OPA	N	OPEN PORCH	136		90.19	12,266				
FIXTURES	12	\$8,400		FUEL SOURCE	1	OIL	1.00	+	WDK	N	ATT WOOD DECK	643		52.12	33,513				
UNITS	2	.95							F21	O	FPL 2S 1OP	2		17,397.15	34,794				
												GEN	O	GENERATOR	1		0.00		
												KIT	O	XTRA KITCHEN	1		19,169.20	19,169	
												ODS	O	OUT DOOR SHOWER	1		0.00		
																EFF.YR/AGE	2007 / 15		
																COND	15	15 %	
																FUNC	0		
																ECON	0		
																DEPR	15	% GD 85	
																RCNLD	\$970,900		