

Key: 2330

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2379

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
MATTHEW R CULLINA LIVING TRUST TRS: M. CULLINA & V.P. HOPKINS 57 ARNOLD ST PROVIDENCE, RI 02906										46-102-0				15 TOMS HILL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
MATTHEW R CULLINA LIVING										09/06/2022	F	1	35348-127				
HOPKINS VIRGINIA P &										04/27/2011	QS	625,000	25408-31				
DESORMEAUX PAUL F &										08/17/2004	QS	725,000	18945-263				
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	13	1.00	1	522,145	1.00	1	1.00	R08	1.45	404,660					
300	A	0.583	13	1.00	1	39,875	1.00	1	1.00	R08	1.45	23,250					

LAND

TOTAL	1.358 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	9/6/2022 SF chg per Deed 35348-127. ST1 HAS 12X18 LOFT (HEATED? OIL TANK AT REAR).			LAND	427,900	372,100
Infl1	NO ADJ		BUILDING	385,700	315,300			
Infl2	NO ADJ		DETACHED	37,100	35,300			
			OTHER	61,300	52,200			
			TOTAL	912,000	774,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST2	A	1.00	A 0.75 18*22		396	119.50	35,500
SHF	A	1.00	G 0.90 8*10	2013	80	16.47	1,200
PTD	A	1.00	A 0.75 AT ST1		215	2.30	400

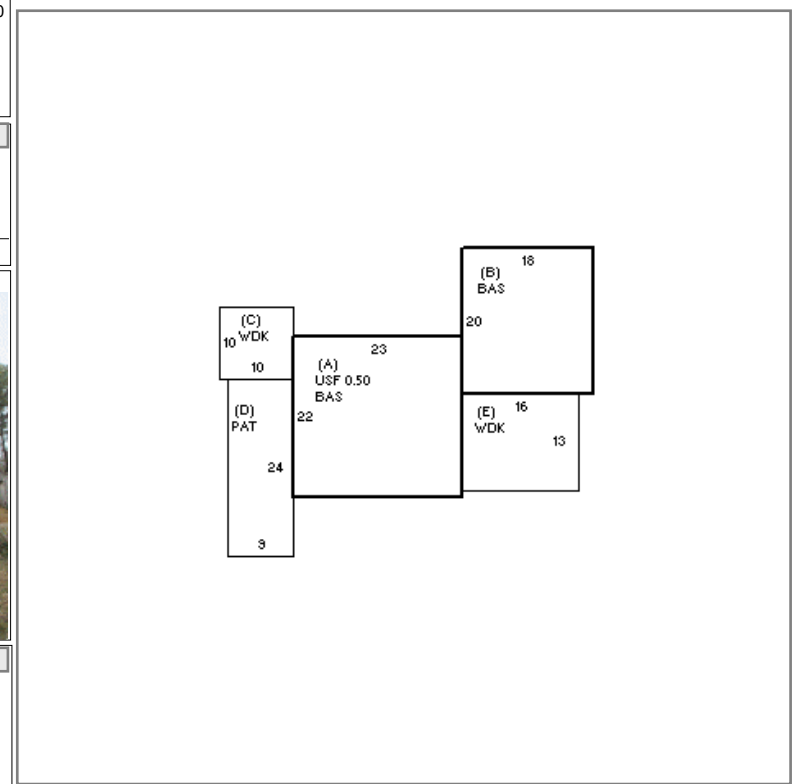


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-054	04/15/2014	2	ADDITION	15,000	09/22/2014	FC	100	100
		20	NO PERMIT		11/21/2013	FC	100	100
13-153	06/18/2013	10	ALL OTHERS	21,000	09/22/2014	FC	100	100
06-080	04/13/2006	9	DECK	10,000	05/16/2007	JH	100	100
89-142	10/04/1989	2	ADDITION	50,000	05/07/1991		100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/5/2013	EST
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	6/25/2012	BE
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
ODS ON 2-STORY ST1.



LOADING

YEAR BLT	1821	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	567,193
NET AREA	1,119	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	866	1821	477.65	413,646	CONDITION ELEM	CD
\$NLA(RCN)	\$507	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	253	1821	377.85	95,597		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	308		80.33	24,741		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	PAT	N	PATIO	216		24.77	5,350		
				FLOOR COVER	1	HARDWOOD	1.00	F21	O	FPL 2S 10P	1		23,659.50	23,660			
				INT. FINISH	1	PLASTER	1.00	ODS	O	OUT DOOR SHOWER			0.00				
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1980 / 42
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$385,700

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MATTHEW R CULLINA LIVING TRUST				46-102-0				15 TOMS HILL RD			
TRS: M. CULLINA & V.P. HOPKINS				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
57 ARNOLD ST											
PROVIDENCE, RI 02906											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

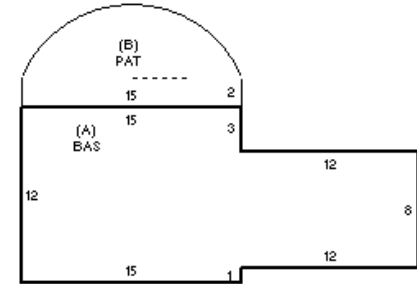
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	61,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/17/2022	EST
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 Bedroom and full Bath. Interior estimated pending Assessor access.
 YEAR BUILT= ESTIMATED

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	87,628
NET AREA	276	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	276	1950	303.76	83,837	CONDITION ELEM	
\$NLA(RCN)	\$317	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	B	PAT	N	PATIO	84		20.13	1,691	CD	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	0	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	0		1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	0		1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1990 / 32
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$61,300