

Key: 2336

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.385

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CURRENT OWNER										PARCEL ID				LOCATION			
HASEOTES MICHAEL 245 ELM ST DUXBURY, MA 02332										46-108-0				13 TRYWORKS RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
HASEOTES MICHAEL										12/12/2022	QS	1,885,000	35537-133				
BEST CHERYL & SLATER JONA										08/17/2009	QS	780,000	23968-305				
PAINE DEBORAH J										04/09/1998	P	95,000	11347-111				

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	%
MLS 19-338X	02/22/2023	4	REHAB		02/22/2023	JN	100	100
17-108X	10/22/2019	90	BP NVC	750	01/30/2020	LG	100	100
03-198	04/20/2017	90	BP NVC	500	07/23/2018	JN	100	100
00-005	10/16/2003	10	ALL OTHERS	2,500	04/09/2004	BT	100	100
	01/01/2000	10	ALL OTHERS	3,500	01/01/2001		100	100

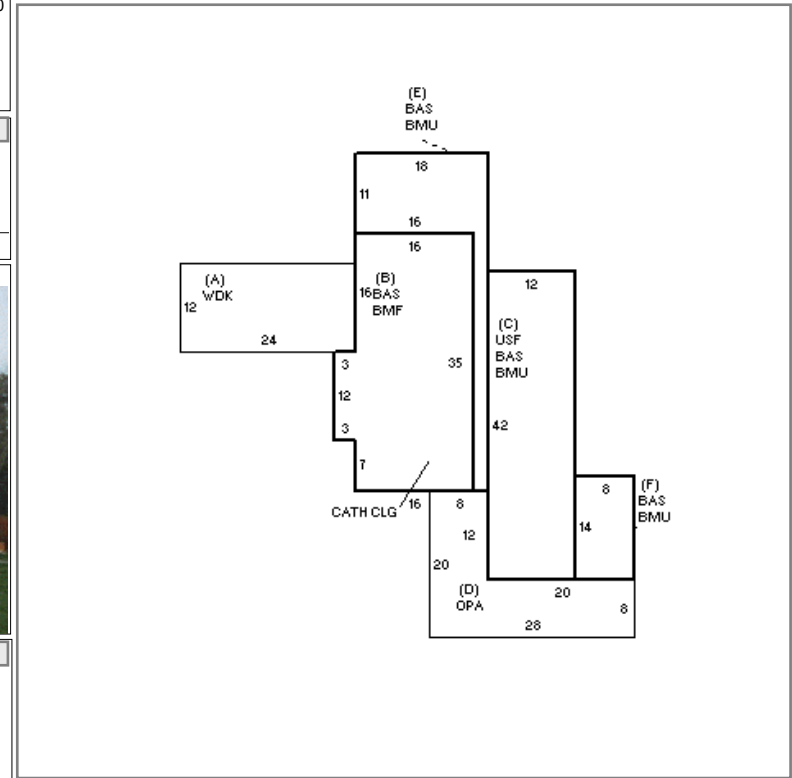
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	R05	1.30		362,800
300	A	0.665	14	1.00	1	1.00	1	1.00	R05	1.30		23,770

TOTAL	1.440 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	N O T E	FY11=SHP W/ WDK CHG'D TO BLDG#2. SHF HAS SATELLITE DISH (=LIV AREA?). HTB ON WDK.			LAND	386,600	297,300
Infl1	NO ADJ		BUILDING	916,400	694,700			
Infl2	NO ADJ		DETACHED	5,500	5,400			
			OTHER	394,400	218,000			
			TOTAL	1,702,900	1,215,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10 A	0.75 12*8		96	18.12	1,300
HTB	A	1.00 A	0.75		1	2,730.40	2,000
WDK	A	1.00 A	0.75 SEMI-CIRCLE		122	11.00	1,000
PTD	G	1.18 A	0.75 IRREGULAR		600	2.71	1,200



BLDG COMMENTS
WOOD STOVE IN LIV RM.



BUILDING	CD	ADJ	DESC	MEASURE	4/19/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/9/2010	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1998	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,104,101
NET AREA	1,984	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	WDK	N	ATT WOOD DECK	288		78.91	22,727	CONDITION ELEM	CD
\$NLA(RCN)	\$557	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMF	N	BSMT FINISH	596		208.44	124,231		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,480	1998	434.47	643,021		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	884		105.19	92,987		
				FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UP-STRY FIN	504	1998	348.81	175,801		
				INT. FINISH	3	WOOD PANEL	1.00	D	OPA	N	OPEN PORCH	320		96.73	30,953		
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	O	GENERATOR	1		0.00			
				FUEL SOURCE	2	GAS	1.00	MST	O	O	MASONRY STACK	2		4,389.95	8,780		
								ODS	O	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	2005 / 17
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$916,400

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LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HASEOTES MICHAEL 245 ELM ST DUXBURY, MA 02332		46-108-0		13 TRYWORKS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

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

FFU=WORKSHOP W/ PLYWD FLR+SHEETROCK WALLS+OH FLUORESCENT LIGHTS+ UTIL SINK+1 STEAM RADIATOR

PHOTO 04/19/2019

BLDG COMMENTS
PER MLS, LLF=WORKSHOP; BAS=LARGE ROOM W/FULL BATH & KITCHENETTE (SINK, COUNTER, UNDERCOUNTER FRIDGE).

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	394,400	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/9/2010	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1998	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	505,697		
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	756		82.16	62,116	CONDITION ELEM	CD		
\$NLA(RCN)	\$334	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	756	1998	220.43	166,646				
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BAS AREA	756	1998	327.80	247,818				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	541		48.64	26,316				
				FLOOR COVER	1	HARDWOOD	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	0		1.00												
																		EFF.YR/AGE	2000 / 22
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$394,400