

Key: 2393

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.447

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
KEVIN B SMITH 2015 TRUST JOANNE A SMITH 2015 TRUST 3 ISAAC SPRAGUE DR HINGHAM, MA 02043		46-171-0	12 HIGGINS WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KEVIN B SMITH 2015 TRUST		09/16/2015	F	N/A-N/A	
SMITH KEVIN B & JOANNE A		04/05/2013	QS	529,000	27269-151
NEWMAN NIENHUIS REALTY TR		01/17/2013	A		27049-5

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01-117	07/16/2001	9	DECK	20,000	11/29/2001	BTT	100	100
00-053	04/01/2000	6	SHED	1,500	01/01/2001		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R07	1.30		362,800
300	A	0.525	12	1.00	1	1.00	1	1.00	R07	1.30		18,770

TOTAL	1.300 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	LAND	381,600	331,800			
Inf1	NO ADJ		BUILDING	430,800	365,600			
Inf2	NO ADJ		DETACHED	2,000	1,900			
			OTHER	0	0			
TOTAL				814,400	699,300			

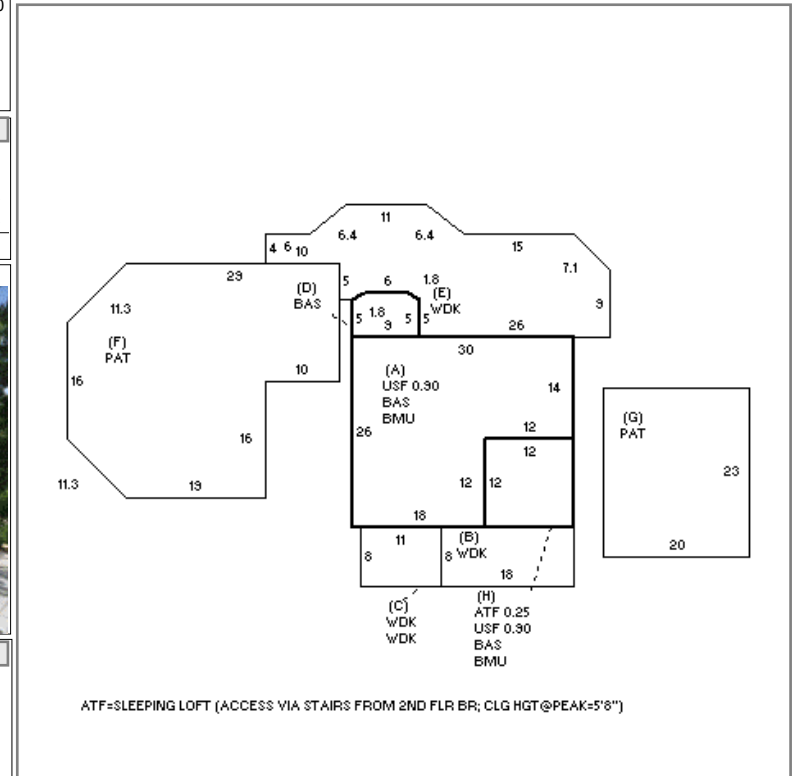
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 14*10	2000	140	18.89	2,000

PHOTO 07/17/2015



BLDG COMMENTS
HAS 2 MINI-SPLIT UNITS FOR A/C.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2015	FC
MODEL	1		RESIDENTIAL	LIST	9/14/2015	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/6/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	624,396
NET AREA	1,535	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	780		83.87	65,421	CONDITION ELEM	CD
\$NLA(RCN)	\$407	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	702	1980	260.72	183,022		
CAPACITY		UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	ATT WOOD DECK	867		49.65	43,051		
STORIES(FAR)	1.9	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BAS AREA	833	1980	334.62	278,737		
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.00	+	PAT	N	PATIO	1,420		14.46	20,532		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	H	ATF	N	FINISHED ATTIC	36		173.07	6,231		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F22	O	FPL 2S 2OP	1		23,204.10	23,204			
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER			0.00				
UNITS	1	1.00															
																EFF.YR/AGE	1983 / 39
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$430,800