

Key: 2403

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.457

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
THOMAS MARTIN P & RIGBY WILLIAM T JR PO BOX 982 TRURO, MA 02666-0982				46-181-0				8 HIGGINS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
THOMAS MARTIN P & POTTER VIRGINIA B & ROBER				10/17/2005	QS	550,000		20373-136+			
				05/05/1997	QS	167,500		10733-22			

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	%
FY2018		35	RES EXEMPT		10/01/2017		0	0

LAND

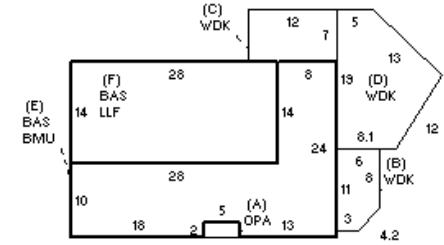
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	12	1.00	1	1.00	1	1.00	468,130	1.00	1	1.00	362,800
300	A	1.115	12	1.00	T2	0.50	1	1.00	17,875	1.00	1	1.00	19,930
350	A	0.610	12	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	4,210

TOTAL	2.500 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	386,900	336,400
Infl1	NO ADJ					BUILDING	307,600	260,900
Infl2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	694,500	597,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/17/2015

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2015	FC
MODEL	1		RESIDENTIAL	LIST	7/17/2015	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/6/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
UNABLE TO MEAS SEC C+D WDK'S DUE TO LOCKED GATE 7/17/15.

YEAR BLT	1977	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452.355
NET AREA	1,246	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	OPA	N	OPEN PORCH	10		157.70	1,577	CONDITION ELEM	CD
\$NLA(RCN)	\$363	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	347		57.38	19,910		
				ROOF SHAPE	4	FLAT/SHED	1.00	E	BMU	N	BSMT UNFINISHED	462		91.75	42,390		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	854	1977	341.18	291,367		
				FLOOR COVER	1	HARDWOOD	1.00	F	LLF	L	LOWER LEVEL FIN	392	1977	233.75	91,632		
				INT. FINISH	2	DRYWALL	1.00	MST	O	MASONRY STACK	1			3,379.70	3,380		
				HEATING/COOLING	7	FL./WALL FURN.	0.98	ODS	O	OUT DOOR SHOWER				0.00			
				FUEL SOURCE	2	GAS	1.00										
				EFF.YR/AGE 1979 / 43													
				COND 32 32 %													
				FUNC 0													
				ECON 0													
				DEPR 32 % GD 68													
				RCNLD \$307,600													