Key: 2477

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,538

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HB1 ALTERNATIVE HOLDINGS, LLC **C/O JACKSON NEIL** **30 MOUNTAIN VIEW DR** **BELCHERTOWN, MA 01007**	**46-260-0**	**25 MEETINGHOUSE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JACKSON NEIL	09/20/2023	L	577,000	35992-169
CASCADE FUNDING MORTGAGE	05/01/2023	B	100	35759-230
HB1 ALTERNATIVE HOLDINGS,	09/26/2022	F	1,500	35389-55

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	**100**	**TWO FAMILY**		**1**	**1 of 1**

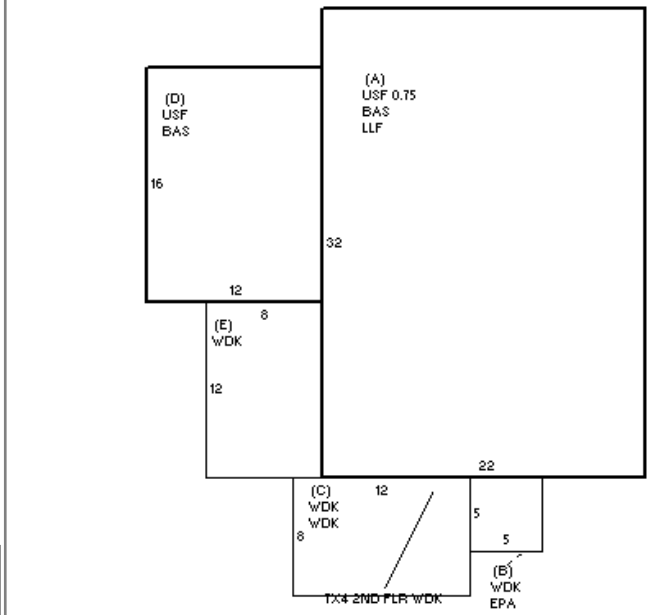
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
87-027	03/03/1987	2	ADDITION	13,000	12/31/1987		100	100

LAND

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	468,130	1.00	1 1.00	R05 1.30			362,800
300	A	0.005	14 1.00	1 1.00	1 1.00	35,750	1.00	1 1.00	R05 1.30			180

TOTAL	33,977 SF	ZONING	RES	FRNT	0
Nbhd	TRURO CENTER	NOTE	FY17=CHG'D ST1 (8X16) TO SHF (BOARDED UP & NOT ALLOWED TO BE OCCUPIED) PER 8/31/15 MEAS.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	363,000	279,200
BUILDING	438,300	372,100
DETACHED	2,600	2,500
OTHER	0	0
TOTAL	**803,900**	**653,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	F 0.60	IRR		320	2.30	400
SHF	- 0.90	F 0.60	8X16		128	14.41	1,100
SHM	A 1.00	P 0.45	8X16		128	15.59	900
SHF	L 0.83	P- 0.40	5*6		30	14.25	200

PHOTO 08/31/2015

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/31/2015	FC
LIST	8/31/2015	EST
REVIEW	4/6/2021	MR

BLDG COMMENTS

June 2023 On MLS for $499,900,

YEAR BLT	1982	SIZE ADJ	0.995
NET AREA	2,320	DETAIL ADJ	1.000
$NLA(RCN)	$274	OVERALL	0.979

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	9	$6,300
UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	704	1982	198.97	140,076
+	USF	L	UP-STRY FIN	720	1982	230.54	165,989
B	EPA	N	ENCL PORCH	25		243.22	6,080
+	WDK	N	ATT WOOD DECK	313		49.76	15,576
+	BAS	L	BAS AREA	896	1982	295.89	265,117
	WDK	N	ATT WOOD DECK	28		84.89	2,377
	F21	O	FPL 2S 1OP	1		14,656.40	14,656
	KIT	O	XTRA KITCHEN	1		16,148.70	16,149
	MST	O	MASONRY STACK	1		2,931.10	2,931
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	635,252
CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$438,300		