

Key: 2490

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.555

LEG
AL
LAND

CURRENT OWNER							PARCEL ID				LOCATION			
HIGH KETTLE REALTY TRUST TRS: NAGY ERIC S ET AL C/O BICKING CHARLES M 239 RIVER RD ANDOVER, MA 01810-3217							46-273-0				15 BRIDGE RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
HIGH KETTLE REALTY TRUST							03/01/2010	99		10531-140+				
HIGH KETTLE REALTY TR							12/19/1996	F		10531-140				
BICKING CHARLES A ESTATE							05/07/1996	99		10187-340				

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	%
23-275X	07/18/2023	4	REHAB	22,710			0	0

LAND

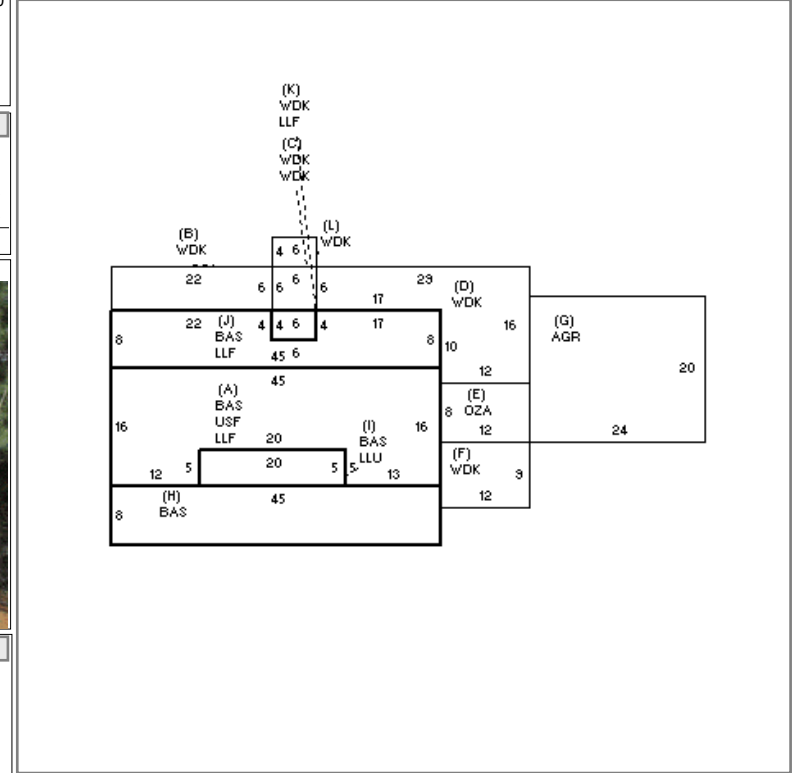
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	14	1.00	1	1.00	1	1.00	R03	1.15		320,940
300	A	0.085	14	1.00	1	1.00	1	1.00	R03	1.15		2,690

TOTAL	37,462 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	323,600	244,700
Inf1	NO ADJ		BUILDING	906,300	740,400			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,229,900	985,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	3/17/2017	LG
LIST	4/21/2017	LG
REVIEW	11/29/2010	MR



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/21/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG

YEAR BLT	1984	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,016	DETAIL ADJ	1.000	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	980	1984	296.96	291,018
\$NLA(RCN)	\$436	OVERALL	1.120	EXT. COVER	10	VERT. BOARD	1.00	A	USF	L	UP-STRY FIN	620	1984	350.69	217,426
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	654		66.79	43,681
STORIES(FAR)	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	E	OZA	N	OPEN BRZWAY	96		91.33	8,768	
ROOMS	8	1.00	FLOOR COVER	6	OTHER	1.00	G	AGR	N	ATTACHED GARAGE	480		140.00	67,201	
BEDROOMS	3	1.00	INT. FINISH	5	OTHER	1.00	+	BAS	L	BAS AREA	1,416	1984	441.27	624,836	
BATHROOMS	2.5	1.00	HEATING/COOLING	3	RADIANT	1.02	I	LLU	N	LOWER LEVEL UNF	100		230.61	23,061	
FIXTURES	9	\$6,300	FUEL SOURCE	3	ELECTRIC	1.00	F22	O	FPL 2S 2OP	1		31,211.80	31,212		
UNITS	0	1.00						ODS	O	OUT DOOR SHOWER			0.00		

TOTAL RCN	1,313,501
CONDITION ELEM CD	
EFF.YR/AGE	1984 / 38
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$906,300