

Key: 2498

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.563

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
THATCHER FAMILY REALTY TRUST		46-281-0		12 TOWN HALL RD	
TRS: THATCHER BRUCE & CHARLENE		TRANSFER HISTORY		DOS	T
5 TILL DR		THATCHER FAMILY REALTY TR		10/28/2013	A
ACTON, MA 01720		THATCHER BRUCE M & CHARLE		06/26/1981	99
				SALE PRICE	BK-PG (Cert)
				27785-123	3312-212

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 %
15-042	03/17/2015	20	NO PERMIT		10/01/2015	FC	100 100
14-251	11/18/2014	2	SOLAR TAXABL	25,000	10/01/2015	FC	100 100
13-317	12/06/2013	90	ADDITION	40,000	10/01/2015	FC	100 100
13-152	06/18/2013	90	BP NVC	3,500	12/08/2016	LG	100 100
			BP NVC	1,000	08/12/2013	FC	100 100

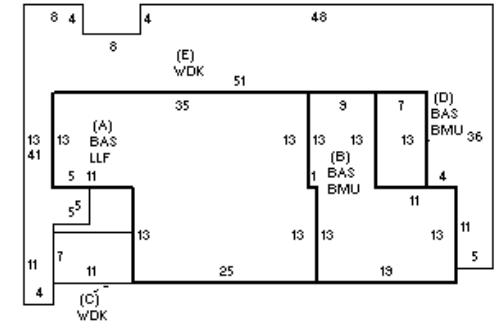
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14 1.00	1 1.00	1 1.00	1 1.00	414,115	1.00	1 1.00	R03	1.15		320,940
300	A	0.325 14 1.00	1 1.00	1 1.00	1 1.00	31,625	1.00	1 1.00	R03	1.15		10,280

TOTAL	1.100 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE	LAND	331,200	250,400			
Inf1	NO ADJ		BUILDING	450,500	387,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		781,700	638,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2016	LG
MODEL	1		RESIDENTIAL	LIST	1/21/2015	FC
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LLF=2 BR'S+FULL BATH. KITCHEN+ALL BR'S HAVE MINI-SPLIT UNITS.

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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	643,569		
NET AREA	2,015	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	780	1987	210.39	164,104	CONDITION ELEM	CD		
\$NLA(RCN)	\$319	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,144	1987	309.80	354,413				
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BMU	N	BSMT UNFINISHED	455		84.14	38,284				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,126		46.43	52,277				
				FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BAS AREA	91	2014	309.80	28,192				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00					
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1992 / 30
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$450,500