

Key: 2504

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.572

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THE CLARK 2019 LIVING TRST TRS: C.W. CLARK & J.M. CLARK PO BOX 1165 TRURO, MA 02666				46-289-0				1 HIGGINS HOLLOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE CLARK 2019 LIVING TRS				04/03/2019	F		1 31929-281				
CLARK CHRISTOPHER & JANE				06/10/1986	99		5124-188				

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1.00	1	1.00	SR3	2.00		558,160
300	A	0.597	16	1.00	1	1.00	1	1.00	SR3	2.00		32,840

TOTAL	1.372 Acres	ZONING	NSD	FRNT	366	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE 4/3/19 SF chng per Bk 31929 Pg 281.	LAND	591,000	513,900			
Infl1	NO ADJ		BUILDING	1,053,400	902,800			
Infl2	NO ADJ		DETACHED	18,300	17,400			
			OTHER	403,700	346,800			
TOTAL				2,066,400	1,780,900			

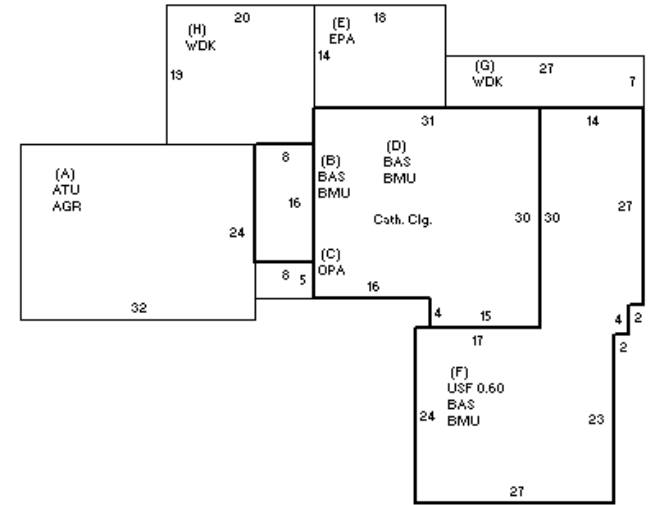
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00 A+	0.80 12*16		192	95.40	14,700
SHF	G	1.18 E	1.00 12*16	2020	192	18.34	3,500
PTD	A	1.00 A	0.75 5*14		70	2.30	100



BLDG COMMENTS
Interior estimated per bldg plan pending Assessor access.

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/9/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-210	08/12/2020	9	DECK		08/10/2020	LG	100	100
20-147X	06/16/2020	6	SHED	10,000	08/10/2020	LG	100	100
FY2019		35	RES EXEMPT		01/07/2019		0	0
19-007	01/07/2019	80	SOLAR TAXABL	39,778	09/18/2019	LG	100	100
18-212	06/22/2018	2	ADDITION	585,000	09/18/2019	LG	100	100



YEAR BLT	2018	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,097,279
NET AREA	2,696	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	768		91.81	70,510	CONDITION ELEM	CD
\$NLA(RCN)	\$407	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATU	N	UNFIN ATTIC	768		83.23	63,920		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,058		60.56	124,628		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	2,058	2018	297.18	611,598		
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	40		117.57	4,703		
				INT. FINISH	2	DRYWALL	1.00	E	EPA	N	ENCL PORCH	252		129.76	32,700		
				HEATING/COOLING	5	ELECTRIC	0.95	F	USF	L	UP-STRY FIN	638	2018	246.02	156,959		
				FUEL SOURCE	3	ELECTRIC	1.00	+	WDK	N	ATT WOOD DECK	569		46.86	26,661		
									ODS	O	OUT DOOR SHOWER	1		0.00			
				EFF.YR/AGE 2018 / 4													
				COND 04 04%													
				FUNC 0													
				ECON 0													
				DEPR 4 % GD 96													
				RCNLD \$1,053,400													

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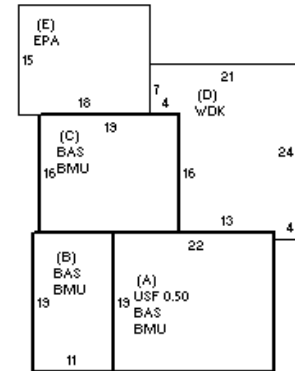
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	403,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

1ST FLR=LR/STUDIO+OFFICE/BR+FULL BATH PER PLANS; BSMT=ESTIMATE
CATH CLG IN SEC B (PER PLANS)+IN SEC C (=ESTIMATE); STAIRS TO LOFT IN SEC A PER PLANS



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2022	LG
MODEL	1		RESIDENTIAL	LIST	4/8/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1992	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	531,135		
NET AREA	1,140	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	931		83.98	78,187	CONDITION ELEM	CD		
\$NLA(RCN)	\$466	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	418	1992	353.82	147,895				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	209	1992	279.89	58,497				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	209	1992	353.81	73,947				
				FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BAS AREA	304	2011	353.82	107,560				
				INT. FINISH	3	WOOD PANEL	1.00	D	WDK	N	ATT WOOD DECK	423		56.00	23,690				
				HEATING/COOLING	3	RADIANT	1.02	E	EPA	N	ENCL PORCH	270		145.40	39,258				
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER			0.00					
																		EFF.YR/AGE	1998 / 24
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$403,700