

Key: 2505

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.574

LEGAL

LAND

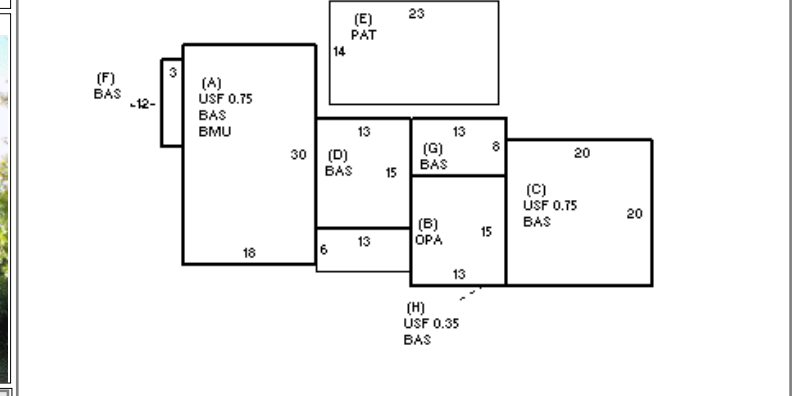
CURRENT OWNER						PARCEL ID				LOCATION			
MCFEELY W DRAKE & KAREN E PO BOX 71 TRURO, MA 02666						46-290-0				19 HIGGINS HOLLOW RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
MCFEELY W DRAKE & KAREN E						09/21/2012	QS	1,150,000	26694-19				
KNIGHT NOMINEE TRUST						03/24/2004	99		11014-23+				
KNIGHT NOMINEE TR						10/20/1997	F		11014-023				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-339	09/20/2021	3	REPAIR/REMOD	100,000	10/21/2022	LG	100	100
01-011	01/01/2004	30	CHECK DATA		07/03/2013	BE	100	100
99-217	01/17/2001	90	BP NVC	4,000	01/01/2002		100	100
99-216	12/01/1999	10	ALL OTHERS	20,000	05/01/2000		100	100
	12/01/1999	8	BARN	60,000	01/01/2001		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	1.175	16	1.00	RW6	0.95	1	1.00	SR3	2.00		61,390
300	A	1.230	16	1.00	1	1.00	1	1.00	R07	1.45		49,050

TOTAL	3.180 Acres			ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NAT'L SEASHORE						E		LAND	668,600	581,300
Inf1	NO ADJ						T		BUILDING	942,300	718,100
Inf2	NO ADJ						E		DETACHED	31,900	30,400
									OTHER	193,400	158,100
									TOTAL	1,836,200	1,487,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	V	1.50	E 1.00 12*12	1999	144	143.10	20,600
ASH	V	1.50	E 1.00 ON ST1 4*4	1999	16	18.43	300
WDK	V	1.50	E 1.00 ON ST1 6*16	1999	96	16.50	1,600
DGF	V	1.50	E 1.00 10*19		190	49.67	9,400



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/31/2017	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	2/15/2013	BE
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Minisplit. ODS on Studio.

DETACHED

BUILDING

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,149,201
NET AREA	2,243	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	540		135.64	73,248	CONDITION ELEM	CD
\$NLA(RCN)	\$512	OVERALL	1.230	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	773	1750	392.99	303,782		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	78		148.96	11,619		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,470	1750	494.50	726,910		
				FLOOR COVER	2	SOFTWOOD	1.00	E	PAT	N	PATIO	322		24.70	7,954		
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 10P	1			17,988.20	17,988		
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	ODS	O	OUT DOOR SHOWER	1			0.00			
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	2004 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$942,300	

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CURRENT OWNER		PARCEL ID		LOCATION	
MCFEELY W DRAKE & KAREN E PO BOX 71 TRURO, MA 02666		46-290-0		19 HIGGINS HOLLOW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

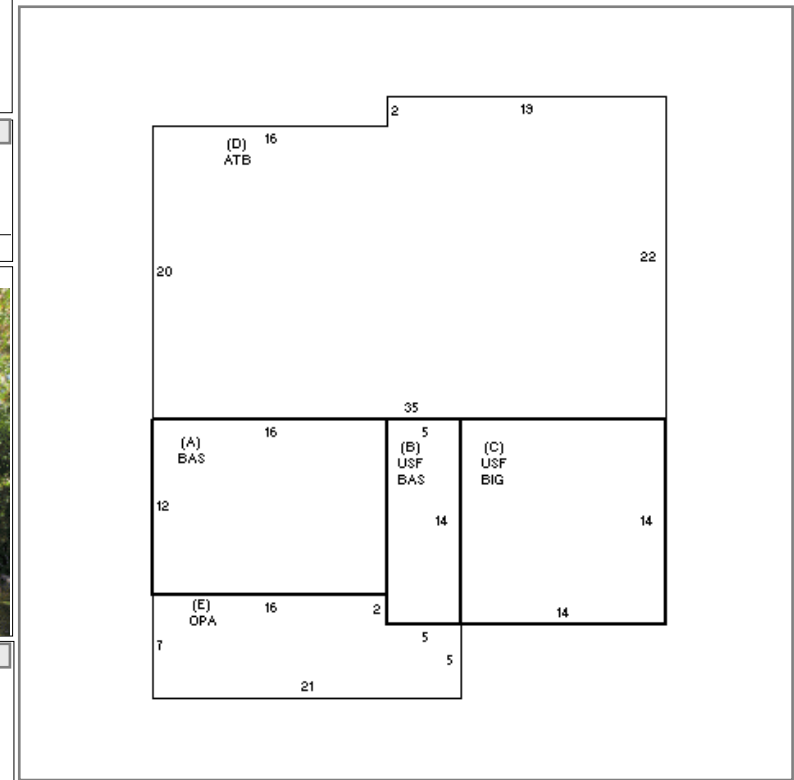
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	193,400	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/31/2017	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	2/15/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
Sect A is cath clg w/kitchenette, full BA, wdstv. Sect B is 2-story liv space. Sect C is one-car gar w/bedroom above. Sect D is cath clg garage. The lower floor of Sections C & D is one big room.

YEAR BLT	2000	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	247,987
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	262	2000	314.74	82,461	CONDITION ELEM	CD
\$NLA(RCN)	\$470	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	266	2000	248.98	66,229		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	BIG	N	BUILT-IN GARAGE	196		90.63	17,763		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ATB	N	ATT BARN	738		92.63	68,362		
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	137		80.82	11,072		
BEDROOMS	1	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	12	OTHER	1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	5	WOOD	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$193,400