

Key: 2544

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.611

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
MEYERS JUDITH C REV FAM TR & C/O 16 TOM'S HILL ROAD LLC 800 BOYLSTON ST, FLOOR 27 BOSTON, MA 02199		46-339-0	16 TOMS HILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
16 TOM'S HILL ROAD LLC		09/15/2023	QS	2,025,000	35986-269	
MEYERS JUDITH C REV FAM T		11/14/2007	99		22471-111	
HERSH RICHARD &		09/26/1994	QS	120,000	9380-030	

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 1	1.00 1	1.00 1	522,145	1.00 1	1.00 R08	1.45			404,660
300	A	0.005 13	1.00 1	1.00 1	1.00 1	39,875	1.00 1	1.00 R08	1.45			200

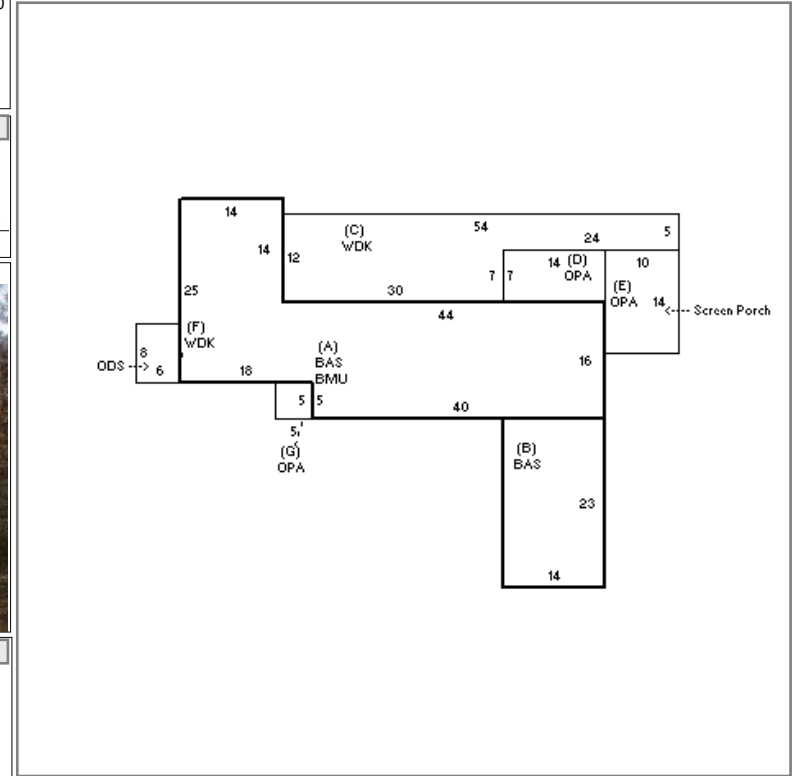
TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE ST1=1RM/1BA W/ ELEC HEAT OVER BMU.	LAND	404,900	352,000			
Inf1	NO ADJ		BUILDING	536,500	441,000			
Inf2	NO ADJ		DETACHED	24,900	23,700			
			OTHER	0	0			
TOTAL				966,300	816,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	+	1.10 G	0.90 10*20 + 4*11	2004	244	104.94	23,000
SHF	G	1.18 G	0.90 8*10	2004	80	19.44	1,400
OPA	G	1.18 G	0.90 @ SHF 4*10	2004	40	12.98	500



BLDG COMMENTS
2/19/2022 Owner confirmed interior data via email (C-19).

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	%
16-215X 03-113	09/20/2016 07/11/2003	3 1	REPAIR/REMOD SINGLE FAM R	14,000 360,000	12/22/2016 09/28/2005	LG WL	100 100	100 100



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/19/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.030
NET AREA	1,356	DETAIL ADJ	1.000
\$NLA(RCN)	\$483	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	\$4,900
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,034		84.18	87,045
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,356	2004	366.96	497,597
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	528		54.99	29,037
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	263		85.65	22,526
FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP		1		13,216.60	13,217
INT. FINISH	3	WOOD PANEL	1.00	ODS	O	OUT DOOR SHOWER		1		0.00	
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	654,321
CONDITION ELEM	CD
EFF.YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$536,500