

Key: 2577

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.643

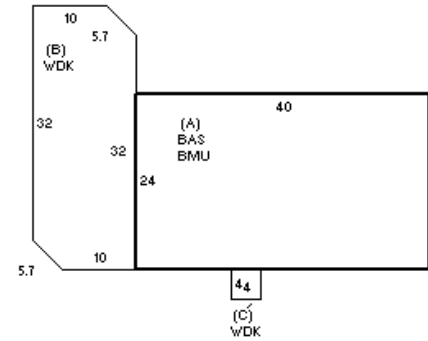
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CURRENT OWNER				PARCEL ID				LOCATION				
SIMON BART I & CHRISTINE H 90 WAREHAM ST, UNIT 507 BOSTON, MA 02118-2473				47-1-0				35 HIGGINS HOLLOW RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SIMON BART I & CHRISTINE				07/31/2020	QS	499,900	33124-276					
MCDERMOTT ROBERT A & ELLE				02/27/2013	J		27165-197					
MCDERMOTT ROBERT A & ELLE				11/29/1983	99	69,500	3942-113					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	468,130	1.00	1	1.00	R07		362,800
300	A	0.260	12	1.00	1	35,750	1.00	1	1.00	R07		9,300

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	%
23-287X	07/31/2023	6	SHED	8,180				0
22-139	03/16/2022	4	REHAB	38,000	09/21/2022	LG	100	100
21-056	02/16/2021	3	REPAIR/REMOD	32,000	09/17/2021	LG	100	100
20-300X	10/20/2020	90	BP NVC	4,140	01/12/2021	LG	100	100
SS20-6	04/09/2018	50	SPLIT SUB		06/28/2019	JN	100	100

TOTAL	1.035 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE FY20 PL675/1				LAND	372,100	323,500
Inf1	NO ADJ		BUILDING	330,900	268,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>703,000</b>	<b>592,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

Oct 2022 Owner confirmed interior data (C-19). Updated HVAC 2022.

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BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/6/2022	LG
STYLE	1	1.00	RANCH [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	1969	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,212		
NET AREA	960	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		78.73	75,584				
\$NLA(RCN)	\$442	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	960	1969	331.70	318,434				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	504		49.22	24,808				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	1		3,285.80	3,286				
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	8	HEAT PUMP	1.04												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		CONDITION ELEM	CD
																		EFF.YR/AGE	2000 / 22
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$330,900