

Key: 2664

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.737

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
6 HUCKLEBERRY LANE TRUST TR: CAROL ANN HUTZELMAN PO BOX 329 TRURO, MA 02666		47-89-0		6 HUCKLEBERRY LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
6 HUCKLEBERRY LANE TRUST		05/11/2018	F	1	31261-191
WOLF PHILIP & HUTZELMAN C		02/26/2010	QS	655,000	24390-3
PASANEN GLENN S		09/12/2008	99		2860-302+

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	%
FY2018		35	RES EXEMPT		04/23/2018		0	0
17-217	08/08/2017	80	SOLAR TAXABL	63,175	07/17/2018	JN	100	100
15-289	11/19/2015	2	ADDITION	1,300,000	02/05/2019	LG	100	100
15-279	11/09/2015	90	BP NVC	3,500	01/15/2016	FC	100	100
12-040	03/15/2012	9	DECK	3,000	11/21/2012	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	12	1.00	1	1.00	1	1.00	R07	1.30		362,800
300	A	0.295	12	1.00	1	1.00	1	1.00	R07	1.30		10,550

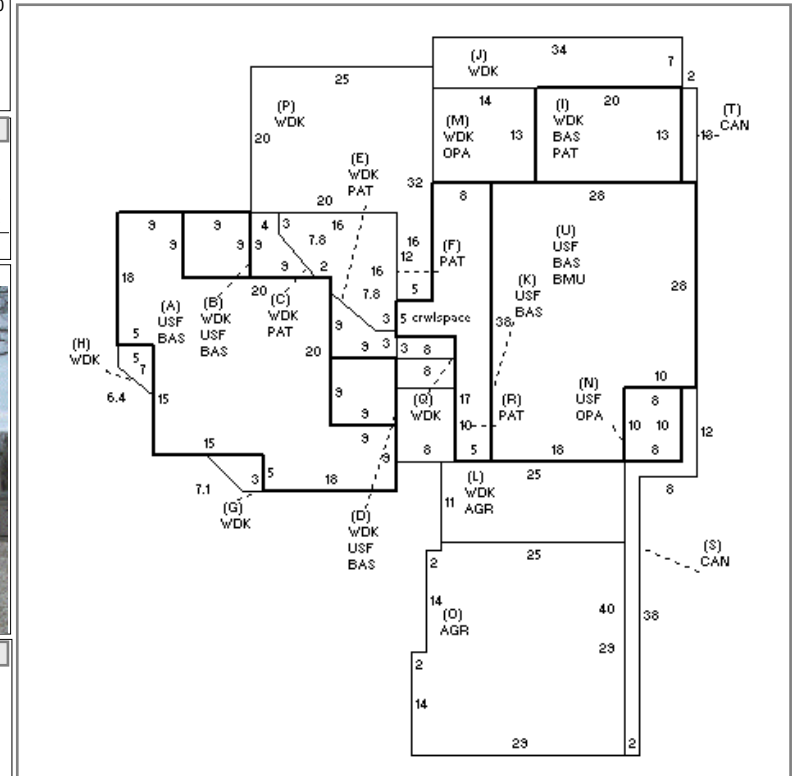
TOTAL	1.070 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE OSH ATT TO SHF.				LAND	373,400	324,600
Inf1	NO ADJ		LAND BUILDING	2,832,100	2,428,900			
Inf2	NO ADJ		DETACHED	3,300	3,100			
			OTHER	0	0			
			TOTAL	3,208,800	2,756,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	+	1.10	G 0.90	16*12	2010	192	17.10	3,000
OSH	+	1.10	G 0.90	10*4	2010	40	7.59	300



BLDG COMMENTS
4 BA + 2 half BA. ORIG HSE: USF@238 SF=3RD FLR STUDY W/ WDK@202 SF.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2019	LG
MODEL	1		RESIDENTIAL	LIST	3/1/2019	LG
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	6/25/2012	BE
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1981	SIZE ADJ	0.955	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,146,759
NET AREA	4,804	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,250	1981	555.25	694,069	CONDITION ELEM	CD
\$NLA(RCN)	\$655	OVERALL	1.340	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	990	1981	431.12	426,811		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	1.00	+	PAT	N	PATIO	619		26.03	16,114		
STORIES(FAR)	2	ADJ	1.00	ROOF COVER	7	ROLL	1.00	+	WDK	N	ATT WOOD DECK	1,856		89.41	165,941		
ROOMS	8		1.00	FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BAS AREA	1,242	2016	555.26	689,628		
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	1,322	2016	431.12	569,943		
BATHROOMS	5		1.00	HEATING/COOLING	8	HEAT PUMP	1.04	+	AGR	N	ATTACHED GARAGE	1,084		175.19	189,906		
FIXTURES	22	\$15,400		FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	262		139.24	36,481		
UNITS	0	1.00						+	CAN	N	CANOPY	142		91.84	13,042		
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$2,832,100