

Key: 2727

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.810

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
O'TOOLE CHERYL A 211 FOREST ST SOUTH HAMILTON, MA 01982		47-154-0	189 RT 6			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
O'TOOLE CHERYL A		06/22/2017	F	1 (213290)		
MOSS SANDRA		06/12/2015	U	500,000 (206508)		
LUPIEN HELGA C 2009 TRUST		02/17/2009	99	(187938)		

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 %
02-028	02/28/2002	1	SINGLE FAM R	175,000	05/15/2003	BT	100 100

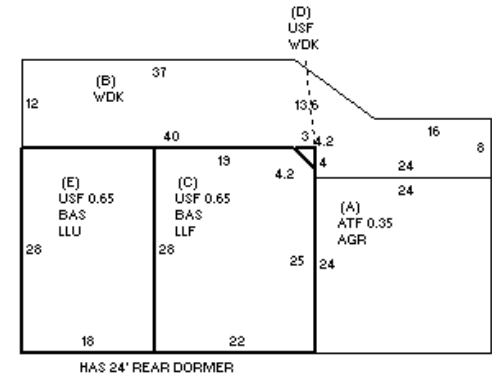
LAND

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	288,080	1.00	1	1.00	R01	0.80		223,260
300	A	0.265	12	1.00	1	1.00	1	1.00	22,000	1.00	1	1.00	R01	0.80		5,830

TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	229,100	199,200
Inf1	NO ADJ		BUILDING	770,700	662,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	999,800	861,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	REF
MODEL	1		RESIDENTIAL	LIST	4/6/2021	REF
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	2002	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	963,357		
NET AREA	2,458	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	576		101.62	58,530				
\$NLA(RCN)	\$392	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATF	N	FINISHED ATTIC	202		175.75	35,503				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	697		50.68	35,324				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	LLF	L	LOWER LEVEL FIN	612	2002	229.66	140,553				
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,116	2002	341.53	381,146				
				INT. FINISH	1	PLASTER	1.00	+	USF	L	UP-STRY FIN	730	2002	266.10	194,253				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	LLU	N	LOWER LEVEL UNF	504		174.98	88,191				
				FUEL SOURCE	1	OIL	1.00		PAT	N	PATIO	296		17.71	5,242				
									F21	O	FPL 2S 1OP	1		16,917.00	16,917				
																EFF.YR/AGE	2002 / 20		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$770,700		