

Key: 2754

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.841

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HOLLANDER JOANNE PO BOX 262 TRURO, MA 02666		49-2-0		13 TOMS HILL PATH	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HOLLANDER JOANNE		06/06/2017	A	(213123)	
HOLLANDER RUTH B		01/23/1990	99	(35134+)	
HOLLANDER HARRY B & RUTH		04/26/1965	99	(35134)	

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,692,470	1.00	1	1.00	V17	4.70	1,311,660
300	A	0.665	13	1.00	1	129,250	1.00	1	1.00	V17	4.70	85,950

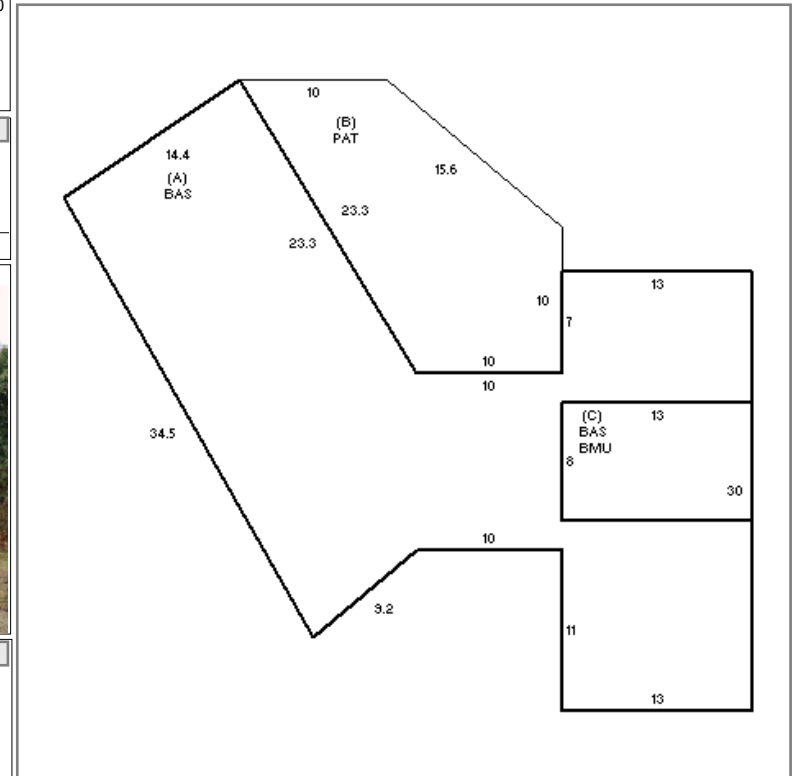
TOTAL	1.440 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY10 VW CHG TO CODE 10+ADDED LOC CODE 7 (IS	LAND		1,397,600	1,215,200	
Infl1	NO ADJ	O	NOT WF BUT IS UP ON BLUFF OVERLOOKING BAY	BUILDING		280,400	227,600	
Infl2	NO ADJ	T	W/ PANORAMIC VIEW OVER UNDEV	DETACHED		43,200	41,200	
		E	CONSERV+RIVER+MARSH LAND). FY11=DELETED	OTHER		0	0	
			LOC ADJ.	TOTAL		1,721,200	1,484,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
ST1	A	1.00	A 0.75	15X40	1974	600	95.40	42,900
PTD	A	1.00	P 0.45			256	2.30	300



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2016	LG
MODEL	1		RESIDENTIAL	LIST	12/27/2016	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%]			

BLDG COMMENTS
ST1 HAS half BATH PLUS STUDIO SINK.



YEAR BLT	1970	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,082	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	1,082	1970	345.13	373,428
\$NLA(RCN)	\$381	OVERALL	0.950	EXT. COVER	14	OTHER	1.00	B	PAT	N	PATIO	260		17.90	4,653
				ROOF SHAPE	4	FLAT/SHED	1.00	C	BMU	N	BSMT UNFINISHED	104		92.82	9,653
				ROOF COVER	1	ASPHALT SHINGLE	1.00		ASH	N	ATT SHED	48		47.60	2,285
				FLOOR COVER	3	W/W CARPET	1.00		ASH	N	ATT SHED	24		47.63	1,143
				INT. FINISH	5	OTHER	1.00		F11	O	FPL 1S 1OP	1		12,308.50	12,309
				HEATING/COOLING	1	FORCED AIR	1.00		MST	O	MASONRY STACK	2		3,418.85	6,838
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	412,408
CONDITION ELEM	CD
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$280,400