Key: 2763

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,849

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOMS HILL PROPERTIES LLC **MGR: SUSAN H ARESON** **PO BOX 65** **TRURO, MA 02666**	**49-11-0**	**37 TOMS HILL RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOMS HILL PROPERTIES LLC	01/02/2019	F	1	31760-37
ARESON, NANCY, DAVID, ET	01/02/2019	F	1	31759-304
RALA INC &	11/12/1999	99		8972-308+

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	%
08-136	07/11/2008	90	BP NVC	250	04/22/2009	JH	100	100

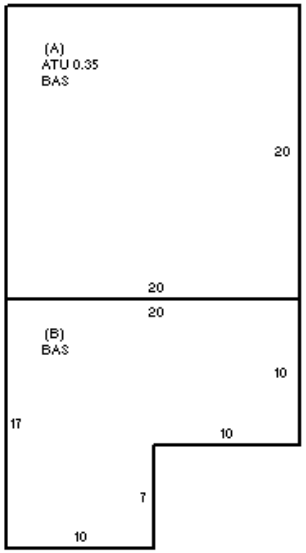
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.230	13 1.00	1 1.00	1 1.00	522,145	2.32	1 1.00	R08 1.45			279,160

TOTAL	10,019 SF	ZONING	RES	FRNT	0
Nbhd	CORN HILL	NOTE	PLAN 493-98=PCL P/O "ARESON" LOT+SEE ROW B4615 P348. NO VW (SFR IN HOLLOW).		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	279,200	242,700
BUILDING	51,800	45,100
DETACHED	0	0
OTHER	0	0
TOTAL	**331,000**	**287,800**

THIS PARCEL HAS NO DRIVEWAY ACCESS; GO DOWN DRIVEWAY TO #33 (43-10), THEN WALK DOWN PATH ON RIGHT BEFORE YOU GET TO MAIN SFR AT #33



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/22/2015

BLDG COMMENTS

FY15 ECONOMIC ADDED

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	L	0.65	LOW COST [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/22/2015	FC
LIST	12/22/2015	EST
REVIEW	4/14/2014	BE

YEAR BLT	1900	SIZE ADJ	1.060
NET AREA	670	DETAIL ADJ	1.000
$NLA(RCN)	$184	OVERALL	0.780

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.35	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	670	1900	163.24	109,374
A	ATU	N	UNFIN ATTIC	140		43.91	6,147
	F11	O	FPL 1S 1OP	1		5,821.90	5,822
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	123,443

CONDITION ELEM	CD

EFF.YR/AGE	1960 / 62	
COND	53	53 %
FUNC	0	
ECON	5	
DEPR	58	% GD 42
RCNLD		$51,800