

Key: 2766

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.852

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
HART REALTY TRUST TRS: HART MELISSA A ET AL C/O HART NICHOLAS D 66 OAK STREET LEXINGTON, MA 02421				49-15-0				28 TOMS HILL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HART REALTY TRUST				11/30/2001	99		(139457)					
HART REALTY TR				08/25/2000	F		(139457)					
DAVIS JANE RULE LIFE EST				01/05/1996	H		(139457)					
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	1,548,430	1.00	1	1.00	RF4	4.30	1,200,030
300	A	9.065	13	1.00	1	118,250	0.74	1	1.00	RF4	4.30	795,910
350	A	1.730	13	1.00	1	6,900	0.76	1	1.00	TWP	1.00	9,090
400	F	150	13	1.00	1	1,118	1.00	1	1.00	RF4	4.30	167,700

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	%
08-220	10/31/2008	90	BP NVC	11,850	04/21/2009	JH	100	100
08-123	06/17/2008	6	SHED	3,000	04/21/2009	JH	100	100
	01/01/2002	50	SPLIT SUB				100	100
94-018	03/14/1994	4	REHAB	9,000	06/19/1996		100	100

TOTAL	11.570 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N FY03=LAST REDIV (LCP 29915-P). FY10 ADDED LG TRACT ADJ TO EXCESS 9.06 ACRES. FY11 Lpi DECR (=RIVERFRONT)+DELETED LARGE TRACT ADJ PER FIELD REV. FY11 - 400 CODE=LG TRACT				LAND	2,172,700	1,891,400
Infl1	NO ADJ					BUILDING	577,900	497,700
Infl2	NO ADJ					DETACHED	1,200	1,100
						OTHER	0	0
						TOTAL	2,751,800	2,390,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12	2008	96	16.47	1,200



BUILDING	CD	ADJ	DESC	MEASURE	12/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	12/21/2015	EST
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		81.47	73,000
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,104	1770	261.98	289,225
ROOF SHAPE	1	GABLE	1.00	A	ATF	N	FINISHED ATTIC	314		176.64	55,464
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,104	1770	343.24	378,942
FLOOR COVER	2	SOFTWOOD	1.00	C	UST	N	UTILITY STORAGE	117		122.49	14,332
INT. FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	280		79.33	22,211
HEATING/COOLING	13	NO HEAT	0.93	F22	O	FPL 2S 2OP	1			23,802.30	23,802
FUEL SOURCE	8	NONE	1.00	ODS	O	OUT DOOR SHOWER	1			0.00	

(D) 28
10 OPA

32

(A)
ATF 0.35
USF
BAS
28 BMU

13

(B)
USF
BAS
16

(C)
UST
3
13

DETACHED

BUILDING

LAND

YEAR BLT	1770	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,208	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$391	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	UNITS	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	5		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	2.5		1.00	HEATING/COOLING	13	NO HEAT	0.93
FIXTURES	8		\$5,600	FUEL SOURCE	8	NONE	1.00
UNITS	1		1.00				

TOTAL RCN	862,576	
CONDITION ELEM	CD	
EFF.YR/AGE	1978 / 44	
COND	33	33 %
FUNC	0	
ECON	0	
DEPR	33	% GD 67
RCNLD	\$577,900	