

Key: 2841

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.929

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
HULLAH DANIEL F & CLARK DONNA M 13 CAMPBELL PARK SOMERVILLE, MA 02144-2719		50-57-0	31 CASTLE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HULLAH DANIEL F & SUVANTO KIMMO KALERVO		05/02/2014	QS	510,000	28123-25
SUVANTO KIMMO KALERVO		10/27/2004	99	1289-870+	1289-870+
SUVANTO ARMAS ESTATE OF		10/27/2004	99	1289-870+	1289-870+

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 %
22-373X	09/20/2022	4	REHAB	32,340	12/07/2022	LG	100 100
19-337X	10/22/2019	90	BP NVC	850	12/19/2019	LG	100 100
18-416X	11/20/2018	90	BP NVC	7,310	03/13/2019	LG	100 100
SS2015	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100 100
08-119	06/06/2008	10	ALL OTHERS	1,800	04/17/2009	JH	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	414,115	1.00	1	1.00	R05	1.15	320,940
300	A	0.234	13	1.00	1	31,625	1.00	1	1.00	R05	1.15	7,400

TOTAL	1.009 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	328,300	285,500
Inf1	NO ADJ		BUILDING	500,000	427,300			
Inf2	NO ADJ		DETACHED	200	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>828,500</b>	<b>712,800</b>

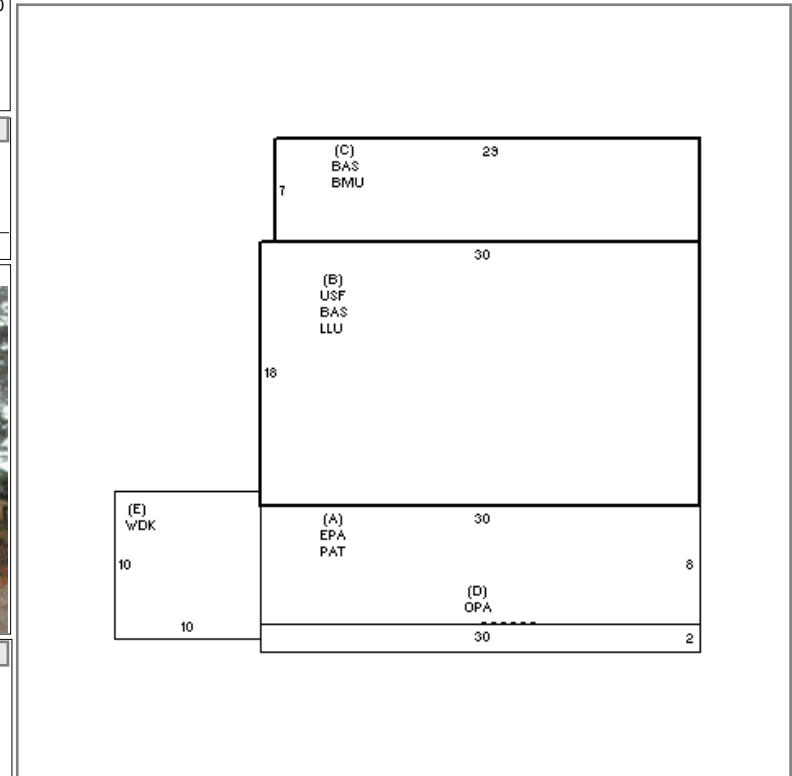
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	A 0.75 IRREG 7*13	2022	91	2.30	200



BLDG COMMENTS

No interior access from main level to basement level.

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/21/2023	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1880	SIZE ADJ	1.030
NET AREA	1,283	DETAIL ADJ	1.000
\$NLA(RCN)	\$513	OVERALL	1.220
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	PAT	N	PATIO	240		19.79	4,750
EXT. COVER	1	WOOD SHINGLES	1.00	A	EPA	N	ENCL PORCH	240		156.86	37,647
ROOF SHAPE	4	FLAT/SHED	1.00	B	LLU	N	LOWER LEVEL UNF	540		195.56	105,603
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	743	1880	381.70	283,603
FLOOR COVER	1	HARDWOOD	1.00	B	USF	L	UP-STRY FIN	540	1880	300.43	162,235
INT. FINISH	1	PLASTER	1.00	C	BMU	N	BSMT UNFINISHED	203		102.65	20,838
HEATING/COOLING	2	HOT WATER	1.02	D	OPA	N	OPEN PORCH	60		127.42	7,645
FUEL SOURCE	1	OIL	1.00	E	WDK	N	ATT WOOD DECK	100		86.86	8,686
				F21	O		FPL 2S 1OP	1		18,906.80	18,907
				MST	O		MASONRY STACK	1		3,781.10	3,781
				ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	657,895
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$500,000