

Key: 2865

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.959

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HIGGINS CONSTANCE S 130 MT AUBURN ST #102 CAMBRIDGE, MA 02138		50-82-0		10 CASTLE HILL LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HIGGINS CONSTANCE S		11/23/1992	99	(128490)	
HIGGINS EDWIN & CONSTANCE		08/15/1991	QS	235,000	(124148)

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	%
99-204	11/01/1999	2	ADDITION	103,000	07/01/2000		100	100
92-156	12/23/1992	3	REPAIR/REMOD	12,000	06/07/1993		100	100

LAND

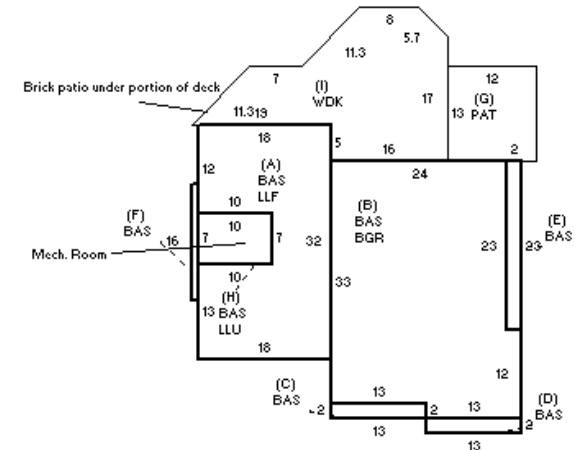
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.530	13	1.00	1	1.00	1.00	954,265	1.30	1	1.00	RV7 2.65	657,840

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	CORN HILL	N	FY11 Lpi INCR PER FIELD REV= RIVERFRONT BUT OFFICE REV = INCR Lpi LIKE 50-79, 80, +81. FY11 ABATED TO RV (WAS RF = RIVER FRONT) PER GIS but not carried fwd = corrected by fy12 abatement.				LAND	657,800	572,000
Infl1	NO ADJ	O					BUILDING	651,600	532,500
Infl2	NO ADJ	T					DETACHED	3,000	2,800
		E					OTHER	0	0
							TOTAL	1,312,400	1,107,300

PER 6/10 M+L SEC A BUILT 1962+SEC B ADDED 1972+EXPANDED 1993

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 6*24+6*6		180	18.34	3,000



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/17/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	930,830		
NET AREA	2,034	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	506	1962	286.58	145,008	CONDITION ELEM	CD		
\$NLA(RCN)	\$458	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	BGR	N	SF BSMT GARAGE	838		115.81	97,046				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,528	1962	410.07	626,587				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	G	PAT	N	PATIO	156		22.90	3,572				
				FLOOR COVER	1	HARDWOOD	1.00	H	LLU	N	LOWER LEVEL UNF	70		214.30	15,001				
				INT. FINISH	2	DRYWALL	1.00	I	WDK	N	ATT WOOD DECK	448		66.21	29,661				
				HEATING/COOLING	2	HOT WATER	1.02		PAT	N	PATIO	184		22.89	4,212				
				FUEL SOURCE	2	GAS	1.00		MST	O	MASONRY STACK	1		4,143.40	4,143				
																		EFF.YR/AGE	1990 / 32
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$651,600