

Key: 2923

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.030

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CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN HELEN W & NIXHOLM HOLLY 30 MADISON ST CAMBRIDGE, MA 02138-2314				50-144-0				10 CASTLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOVAN HELEN W &				10/31/1994	QS	115,000	9425-268				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-412X	10/25/2022	90	BP NVC	15,000	01/24/2023	LG	100	100
14-237	11/13/2014	90	BP NVC	18,000			100	100
14-005	01/10/2014	90	BP NVC	9,000			100	100
12-009	01/19/2012	90	BP NVC	7,900	10/31/2013	FC	100	100
96-42	03/27/1996	10	ALL OTHERS	4,700	06/01/1997		100	100

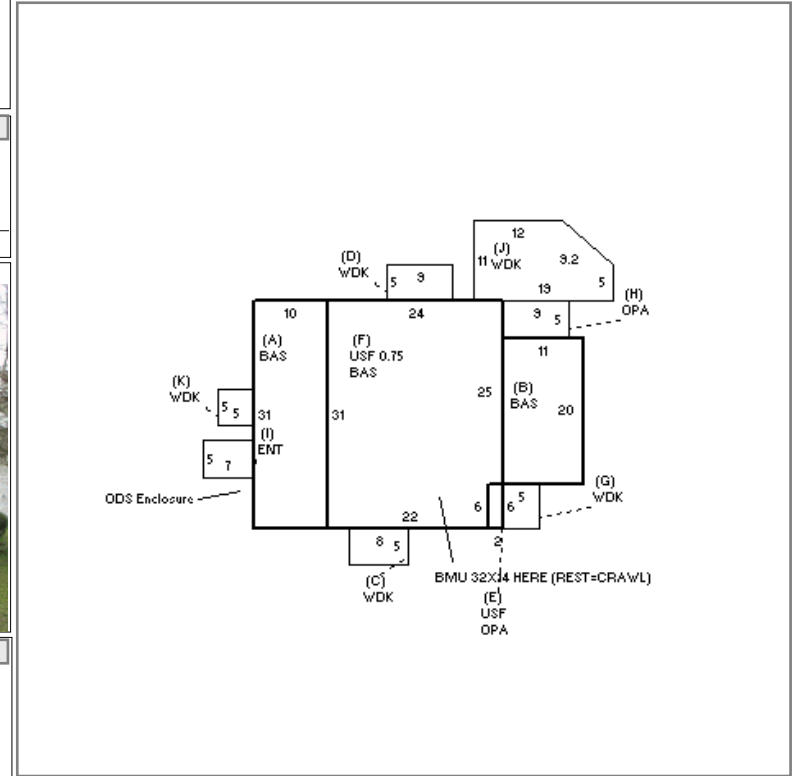
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.600	13	1.00	1	954,265	1.19	1	1.00	RV7	2.65	683,410

TOTAL	26,136 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE	LAND	683,400	594,200			
Inf1	NO ADJ		BUILDING	660,400	546,900			
Inf2	NO ADJ		DETACHED	1,300	1,200			
			OTHER	205,300	176,800			
			TOTAL	1,550,400	1,319,100			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 9*10		90	19.44	1,300



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BUILDING	CD	ADJ	DESC	MEASURE	2/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	3/18/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
3/18/2021 Interior data confirmed by owner (C19).

YEAR BLT	1995	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	904,613	
NET AREA	1,823	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,262	1995	455.22	574,492	CONDITION ELEM	CD	
\$NLA(RCN)	\$496	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	328		77.32	25,360			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	57		153.47	8,748		
STORIES(FAR)	1.6	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UP-STRY FIN	561	1995	361.85	202,999				
ROOMS	3	1.00	FLOOR COVER	1	HARDWOOD	1.00	I	ENT	N	ENCL ENTRY	35		304.38	10,653				
BEDROOMS	1	1.00	INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	448		123.64	55,389				
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		22,771.90	22,772				
FIXTURES	6	\$4,200	FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
UNITS	0	1.00																
																EFF.YR/AGE	1995 / 27	
																COND	27 27 %	
																FUNC	0	
																ECON	0	
																DEPR	27 % GD 73	
																RCNLD	\$660,400	

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.031

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
DONOVAN HELEN W & NIXHOLM HOLLY 30 MADISON ST CAMBRIDGE, MA 02138-2314		50-144-0	10 CASTLE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

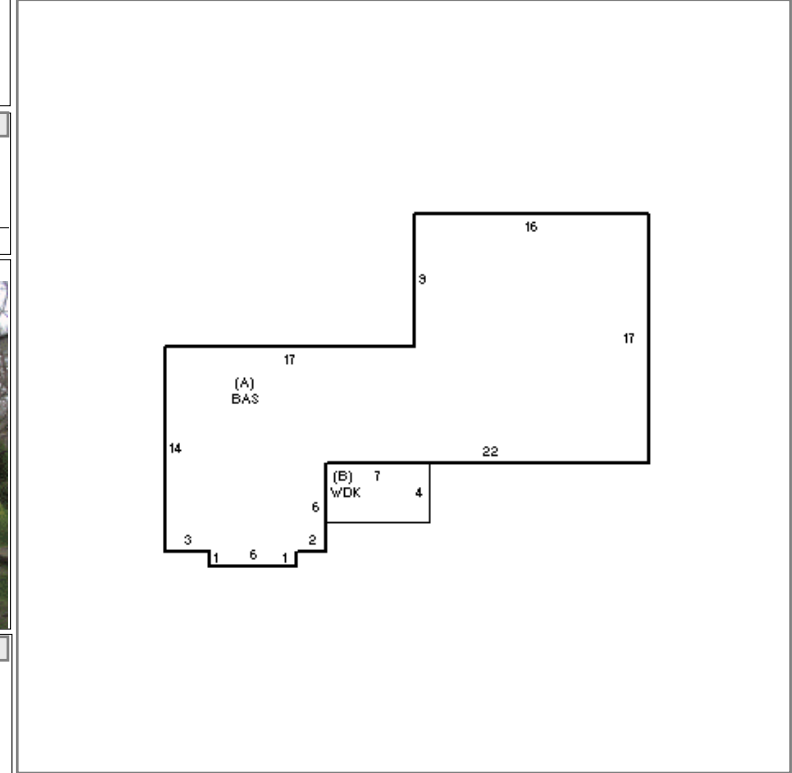
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	102,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	2/7/2014	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
STUDIO/GUEST QUARTERS: LR, BR, FULL BATH BUT NO KITCH.

INDING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	139,966
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	480	1995	282.49	135,597		
\$NLA(RCN)	\$292	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	28		81.04	2,269		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	2	WOOD SHINGLES	1.01										
ROOMS		2	1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES		3	\$2,100	FUEL SOURCE	2	GAS	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$102,200

Key: 2923

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.032

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CURRENT OWNER		PARCEL ID	LOCATION		
DONOVAN HELEN W & NIXHOLM HOLLY 30 MADISON ST CAMBRIDGE, MA 02138-2314		50-144-0	10 CASTLE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

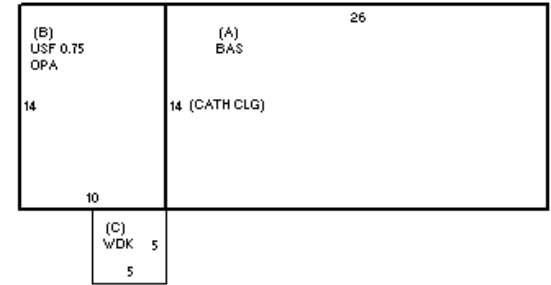
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CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	103,100	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	2/22/2021	LG
MODEL	1		RESIDENTIAL	LIST	2/7/2014	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
1ST FLR=OPEN RM WITH KITCHEN SINK AND 1/2 BATH; 2ND FLR=OPEN LOFT. PLYWOOD FLOORS.

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	141,182
NET AREA	469	DETAIL ADJ	1.020	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	364	1995	282.49	102,827	CONDITION ELEM	CD
\$NLA(RCN)	\$301	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	140		72.54	10,156		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	105	1995	224.60	23,583		
STORIES(FAR)		1.75	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	C	WDK	N	ATT WOOD DECK	25		100.63	2,516		
ROOMS		1	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	5	OTHER	1.00										
BATHROOMS		0.5	1.00	HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES		3	\$2,100	FUEL SOURCE	2	GAS	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$103,100