

Key: 2948

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.060

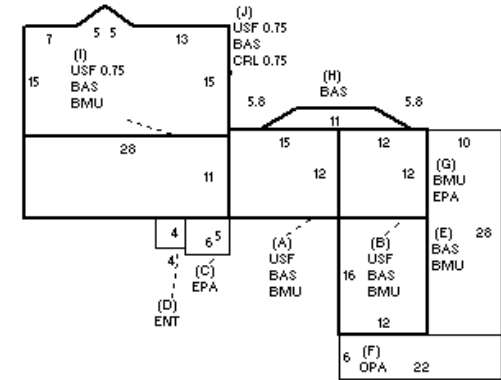
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CURRENT OWNER										PARCEL ID				LOCATION			
HILDRETH WLLM S & COOKE RYAN C PO BOX 308 NO TRURO, MA 02652										50-169-0				2 NOAHS WAY			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
HILDRETH WLLM S & COOKE R										09/10/2019	QS	1,000,000	32285-129				
DECKER BRUCE H 2003 REV T										01/17/2007	99		21703-80				
MALCOLM J MARGARET TRUST										03/13/2003	99		16565-290				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	15	1.00	1	1.00	1	1.00	RV4	2.30		641,880					
300	A	0.218	15	1.00	1	1.00	1	1.00	RV4	2.30		13,790					
350	A	0.034	15	1.00	1	1.00	1	1.00	TWP	1.00		230					

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	%
21-228	06/28/2021	2	ADDITION	350,000	12/28/2021	LG	65	65
		30	CHECK DATA		11/26/2012	FC	100	100
12-072	03/20/2012	3	REPAIR/REMOD	12,000	10/05/2015	FC	100	100
10-073	04/29/2010	5	DEMO		05/11/2011	MR	100	100
10-SS03	02/05/2010	50	SPLIT SUB				100	100

TOTAL	1.027 Acres				ZONING	RES	FRNT	0			ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO				N O T E	FY12 ACRG DECR PER 2010 SUBD PLAN (SEE NEW PARCEL 50-294).						LAND	655,900	495,900
Inf1	NO ADJ					LAND	885,400	520,300						
Inf2	NO ADJ					DETACHED	52,200	1,200						
						OTHER	0	0						
						TOTAL	1,593,500	1,017,400						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
GUS	V	1.50	E 1.00	18*24+6*20	2021	552	94.52	52,200



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/22/2022	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	5/26/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Per Dec 2022 walkthrough, 2 fireplaces non-functional, 3rd flpc may become woodstove. One room upstairs is large walk-in closet (not enough SF for BR).

YEAR BLT	1825	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,212,930
NET AREA	2,183	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	1,104		102.47	113,121		
\$NLA(RCN)	\$556	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	735	1825	347.87	255,683		
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	144	2022	347.87	50,094		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	EPA	N	ENCL PORCH	310		175.07	54,272		
				FLOOR COVER	2	SOFTWOOD	1.00	D	ENT	N	ENCL ENTRY	16		370.79	5,933		
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	132		115.83	15,290		
				HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BAS AREA	1,304	1825	446.66	582,439		
				FUEL SOURCE	2	GAS	1.00	J	CRL	N	CRAWL SPACE	324		60.91	19,734		
									BMU	N	BSMT UNFINISHED	521		121.31	63,202		
									F23	O	FPL 2S 3OP	1		48,262.50	48,263		
									GEN	O	GENERATOR	1		0.00			
																CONDITION ELEM	CD
																EFF.YR/AGE	2007 / 15
																COND	15 15 %
																FUNC	12 UC
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$885,400

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