

Key: 2958

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.072

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
KANE THOMAS J ET AL PO BOX 456 TRURO, MA 02666-0456		50-184-0	2 HATCH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
KANE THOMAS J ET AL		03/06/1995	A	9579-008
KANE THOMAS J ET AL		04/13/1987	99	5660-315
KANE THOMAS JOSEPH		09/07/1983	A	3854-120

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1090	100	MULTIPLE HSES			1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
FY2018 16-221X	09/28/2016	35	RES EXEMPT		10/01/2017	JN
		3	REPAIR/REMODO	12,195	07/18/2018	
						1st
						%
						0
						100
						0
						100

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	522,145	1.00	1	1.00	R07	1.45	404,660
300	A	1.055	15	1.00	1	39,875	1.00	1	1.00	R07	1.45	42,070
350	A	0.500	15	1.00	1	6,900	1.00	1	1.00	TWP	1.00	3,450

TOTAL	2.330 Acres	ZONING	LTC	FRNT	206	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	CODE 350 EXCESS .50 AC = WILDER POND.	LAND		450,200	391,400	
Inf1	NO ADJ	O	Additional 178.67' frontage on Depot Road. FY11 - RMVD	BUILDING		313,400	269,800	
Inf2	NO ADJ	T	200 LAND CODE	DETACHED		36,300	34,700	
		E		OTHER		171,800	147,900	
				TOTAL		971,700	843,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OSH	A	1.00	A 0.75 8X12		80	6.90	400
SHF	A	1.00	A 0.75 20X22		440	13.69	4,500
UTB	A	1.00	A 0.75 16X17		272	19.60	4,000
ST1	A	1.00	A 0.75 17X20		340	95.40	24,300
PH1	A	1.00	A 0.75 8X14		112	6.50	500
OSH	A	1.00	A 0.75 21X24		504	6.90	2,600



BUILDING	CD	ADJ	DESC	MEASURE	5/26/2016	FC
MODEL	1		RESIDENTIAL	LIST	12/19/2009	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY11 CHNGS PER 12/09 MEAS+LIST.

YEAR BLT	1964	SIZE ADJ	1.050
NET AREA	818	DETAIL ADJ	1.000
\$NLA(RCN)	\$572	OVERALL	1.130
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.5	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	416		169.52	70,518
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	624	1964	360.41	224,894
ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	194	1964	286.54	55,589
ROOF COVER	1	ASPALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	190		67.74	12,871
FLOOR COVER	2	SOFTWOOD	1.00	D	ASH	N	ATT SHED	54		49.72	2,685
INT. FINISH	2	DRYWALL	1.00	+	BMU	N	BSMT UNFINISHED	208		96.92	20,160
HEATING/COOLING	9	WARM/COOL AIR	1.03		BMU	N	BSMT UNFINISHED	676		90.34	61,068
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		17,852.10	17,852
					ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	467,737
CONDITION ELEM	CD
EFF.YR/AGE	1978 / 44
COND	33 33 %
FUNC	0
ECON	0
DEPR	33 % GD 67
RCNLD	\$313,400



