

Key: 2971

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.088

LEGALS

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HOPKINS JOHN B c/o DEBRA HOPKINS PO BOX 1103 TRURO, MA 02666-1188				50-202-0				21 OLD BRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOPKINS JOHN B				08/29/2007	S	599,900	22299-182				
SOVEREIGN BANK				01/16/2007	L	708,845	21698-313				
SCHACHTER DAVID M & SUSAN				04/05/1993	99		8511-182				

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 %
CYC	05/25/2023	30	CHECK DATA		03/21/2023	LG	100 100
FY2018		35	RES EXEMPT		10/01/2017		0 0
13-306	11/27/2013	1	SINGLE FAM R	50,000	09/17/2015	FC	100 100
10-212	10/21/2010	5	DEMO		05/11/2011	MR	100 100
02-234	11/18/2002	10	ALL OTHERS	40,000	05/22/2003	BT	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	0.175	15	1.00	1	39,875	1.00	1	1.00	R07	1.45	6,980

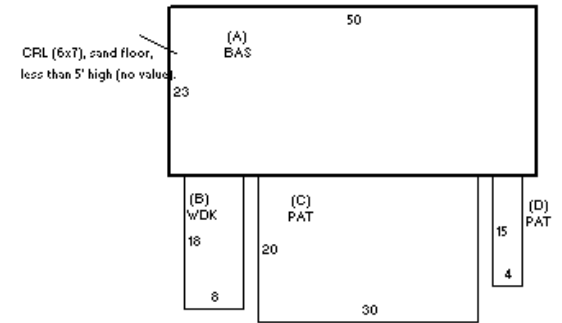
TOTAL	41,382 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY16=CHG'D ST1 TO SHF; PBD+SPV+OSH DEMO'D;	LAND	411,600	357,900		
Infl1	NO ADJ	O	PER 12/2/2014 SITE VISIT, GHD (PLASTIC COVER)	BUILDING	330,700	273,600		
Infl2	NO ADJ	T	+FBN (VP COND)=NV	DETACHED	5,200	2,500		
		E		OTHER	0	0		
				TOTAL	747,500	634,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*20		240	14.85	2,700
FBN	SV	1.00	SV 1.00 19*31			0.00	
PH1	A	1.00	A 0.75 9*12		108	6.50	500
HTB	A	1.00	A 0.75		1	2,730.40	2,000



BUILDING	CD	ADJ	DESC	MEASURE	3/21/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/21/2023	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Heated by Rinnai LP gas wall heater and wood stove. 2013 Four-BR septic plan.



DETACHED

BUILDING

YEAR BLT	2001	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	375,775		
NET AREA	1,150	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BAS AREA	1,150	2001	309.59	356,026	CONDITION ELEM	CD		
\$NLA(RCN)	\$327	OVERALL	0.980	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	144		61.25	8,820				
				ROOF SHAPE	4	FLAT/SHED	1.00	+	PAT	N	PATIO	660		13.38	8,829				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		GEN	O	GENERATOR	1		0.00					
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	7	FL./WALL FURN.	0.98												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY																EFF.YR/AGE		2010 / 12	
STORIES(FAR)																COND		12 12 %	
ROOMS																FUNC		0	
BEDROOMS																ECON		0	
BATHROOMS																DEPR		12 % GD 88	
FIXTURES																RCNLD		\$330,700	
UNITS																			