

Key: 3077

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.196

LEGAL

LAND

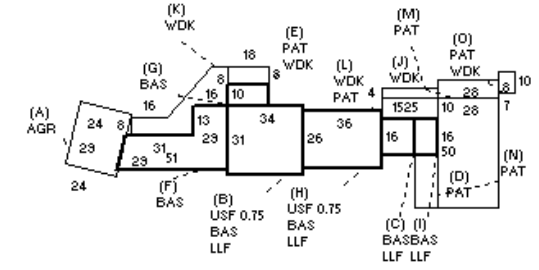
CURRENT OWNER				PARCEL ID				LOCATION			
RICE FRANKIE B & MCKINNON COLIN M PO BOX 429 TRURO, MA 02666				51-31-0				8 HATCH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICE FRANKIE B & RICE JOHN B				05/19/2022	A	730,000	(229997)				
RICE JOHN B				03/14/1997	H		(143800)				
RICE JOHN B				08/29/1996	H		(102003)				

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 %
21-350	09/27/2021	5	DEMO	20,000	01/18/2022	LG	100 100
SS21-11	01/01/2020	50	SPLIT SUB		03/16/2020	JN	100 100
	01/01/2002	50	SPLIT SUB				100 100
99-185	10/01/1999	10	ALL OTHERS	10,000	07/01/2000		100 100
97-027	03/01/1997	2	ADDITION	10,000	04/01/1998		100 100

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	1.00	1	1.00	R07	1.45		404,660
300	A	0.730	15	1.00	1	1.00	1	1.00	R07	1.45		29,110
350	A	0.534	15	1.00	1	1.00	1	1.00	TWP	1.00		3,680

TOTAL	2.039 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N	FY21-RECONFIG LOT. FY12=CHG'D FB2 TO BLDG#2.			LAND	437,500	380,400
Inf1	NO ADJ		O	FY13 CLASS CHG. SHF MAY BE STUDIO W/ HALF			BUILDING	2,057,700	1,705,500
Inf2	NO ADJ		T	BATH PER INFO W/ FY11 CYCL (HAS DECK PER FY10			DETACHED	0	0
			E	SEWALL MAP).			OTHER	0	0
TOTAL							2,495,200	2,085,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/18/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	7,445	DETAIL ADJ	1.000	FOUNDATION			1.00	A	AGR	N	ATTACHED GARAGE	696		131.40	91,452
\$NLA(RCN)	\$401	OVERALL	1.160	+ LLF	2	CLAPBOARD	1.00		LLF	L	LOWER LEVEL FIN	2,390	1987	269.48	644,055
CAPACITY				ROOF SHAPE	1	GABLE	1.00		+ USF	L	UP-STRY FIN	1,493	1987	334.13	498,856
STORIES(FAR)	1.75	1.00		ROOF COVER	2	WOOD SHINGLES	1.01		+ PAT	N	PATIO	2,204		19.53	43,036
ROOMS	0	1.00		FLOOR COVER	2	SOFTWOOD	1.00		+ WDK	N	ATT WOOD DECK	1,246		67.06	83,554
BEDROOMS	6	1.00		INT. FINISH	2	DRYWALL	1.00		+ BAS	L	BAS AREA	3,562	1987	416.45	1,483,412
BATHROOMS	5.5	1.00		HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		F21	O	FPL 2S 1OP	3		22,383.43	67,150
FIXTURES	21	\$14,700		FUEL SOURCE	1	OIL	1.00		GFP	O	GAS FIREPLACE	2		13,430.95	26,862
UNITS	1	1.00							KIT	O	XTRA KITCHEN	1		24,663.10	24,663
									MST	O	MASONRY STACK	1		4,476.50	4,477

TOTAL RCN	2,982,217	
CONDITION ELEM	CD	
EFF.YR/AGE	1987 / 35	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$2,057,700	