

Key: 3078

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.197

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FINDER JOSEPH & SOUDA MICHELE		51-32-0		146 RT 6	
273 COMMONWEALTH AVE BOSTON, MA 02116		TRANSFER HISTORY		DOS	T
		FINDER JOSEPH & HOPKINS HESTER R ESTATE O		02/11/2000	O
		HOPKINS HESTER R ESTATE O		02/10/2000	99
		HOPKINS HESTER R ESTATE O		02/10/2000	99

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 %
23-044	01/30/2023	2	ADDITION	390,518			0 0
SS15-10	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100 100
		30	CHECK DATA		03/12/2003	FC	100 100
		50	SPLIT SUB				100 100
00-186	01/01/2002	2	ADDITION	500,000	04/19/2002	BT	100 100

LAND

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	1.00	1	1.00	288,080	1.00	1	1.00	223,260
300	A	2.667	15	1.00	CR	0.25	1	1.00	5,500	1.00	1	1.00	14,670
300	A	0.608	15	1.00	1	1.00	1	1.00	22,000	1.00	1	1.00	13,380
400	F	150	15	1.00	1	1.00	1	1.00	208	1.00	1	1.00	31,200

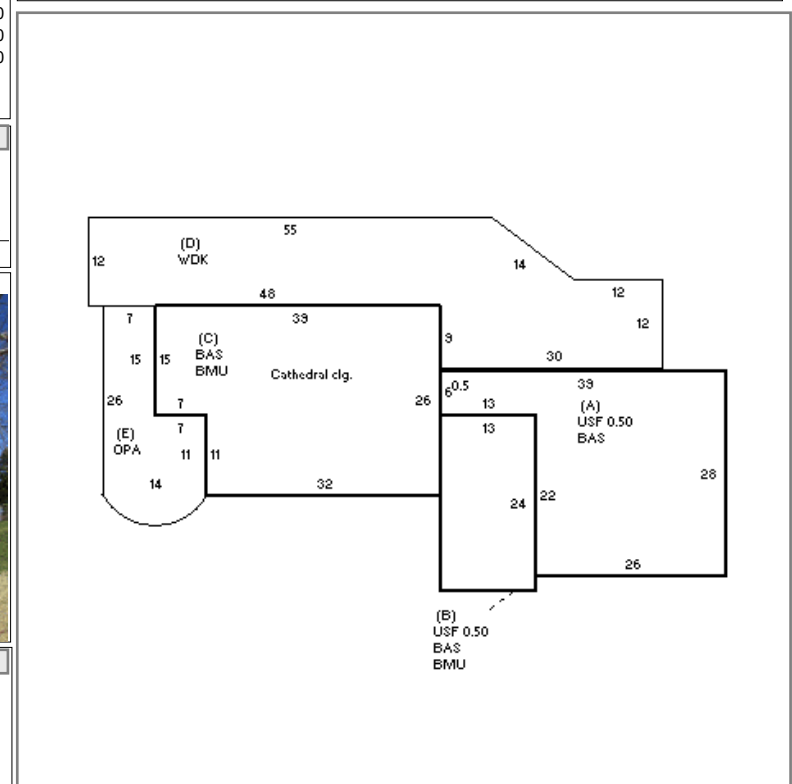
TOTAL	4.050 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	FY15 ADDED 51-92- CONSERVATION RESTRICTION PARCEL. FY10 CHNG VIEW PER REVIEW.			LAND	282,500	246,100
Infl1	NO ADJ		BUILDING	909,700	743,100			
Infl2	NO ADJ		DETACHED	58,000	55,100			
			OTHER	0	0			
			TOTAL	1,250,200	1,044,300			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	A 0.75	16X12	2000	192	17.10
SPV	G	1.18	G 0.90	20X36	2000	720	20.37
WDK	A	1.00	A 0.75	IRR	2000	1,440	11.00
ST1	G	1.18	G 0.90	IRR	2000	280	112.57
FTG	A	1.00	A 0.75	IRR	2000	1	1,365.20
WDK	A	1.00	A 0.75	IRR	2000	120	11.00



BLDG COMMENTS
Nine-bedroom septic.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/16/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/6/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1938	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,337,819																									
NET AREA	2,614	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,055	1938	424.12	871,565																											
\$NLA(RCN)	\$512	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	559	1938	354.69	198,270																											
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,249		98.51	123,041																											
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	ATT WOOD DECK	1,044		66.87	69,811																											
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	299		104.14	31,139																											
				INT. FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		16,070.90	16,071																												
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		22,321.00	22,321																												
				FUEL SOURCE	2	GAS	1.00																																			
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