

Key: 3122

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.243

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| 14 HATCH ROAD REALTY TRUST TRS: DUTTON RICHARD W ET AL 12 BERKSHIRE RD SHREWSBURY, MA 01545 | | | | 51-77-0 | | | | 14 HATCH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 14 HATCH ROAD REALTY TRUS | | | | 04/11/2011 | 99 | | (194014) | | | | |
| SWAIN SUSAN L | | | | 10/06/2000 | QS | 425,000 | (159306) | | | | |
| RICE EILEEN M | | | | 07/23/1996 | H | | (141446) | | | | |

| 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 | % |
| 14-021 | 02/26/2014 | 3 | REPAIR/REMOD | 141,082 | 12/02/2014 | FC | 100 | 100 |
| 12-156 | 06/08/2012 | 80 | SOLAR TAXABL | 39,763 | 11/29/2012 | FC | 100 | 100 |
| 12-108 | 04/24/2012 | 90 | BP NVC | 1,500 | 11/29/2012 | FC | 100 | 100 |
| 07-296 | 12/26/2007 | 10 | ALL OTHERS | 10,000 | 05/14/2009 | JH | 100 | 100 |
| 06-197 | 08/28/2006 | 90 | BP NVC | 850 | 05/25/2007 | JH | 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 | 0.005 | 15 | 1.00 | 1 | 1.00 | 1 | 1.00 | R07 | 1.45 | | 200 |

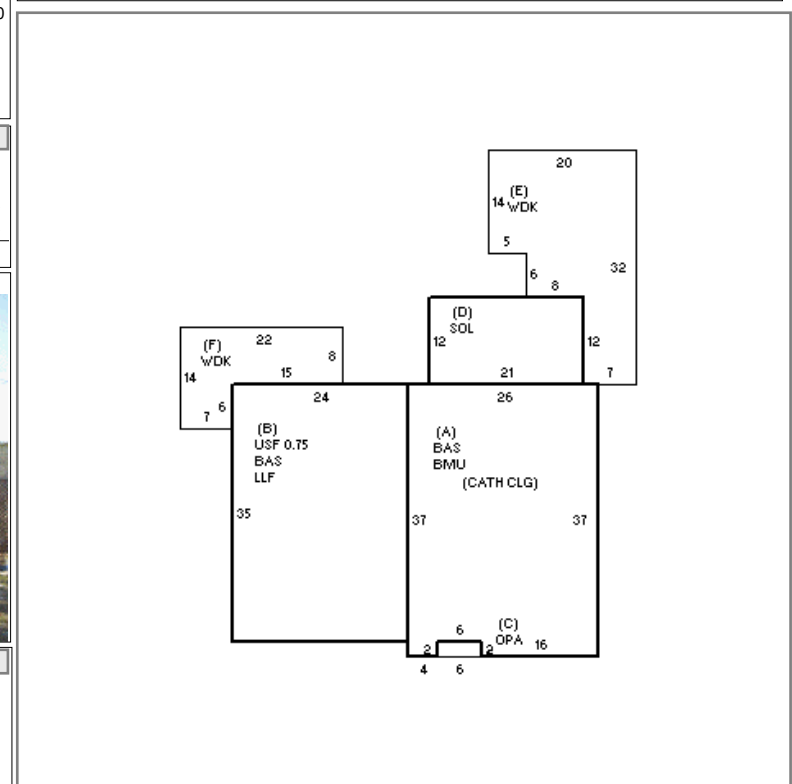
| TOTAL | 33,977 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|-----------|---------|----------|-----------|-----------|
| Nbhd | SOUTH TRURO | NOTE | | | | LAND | 404,900 | 352,000 |
| Inf1 | NO ADJ | | BUILDING | 1,025,900 | 842,900 | | | |
| Inf2 | NO ADJ | | DETACHED | 4,000 | 3,700 | | | |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,434,800 | 1,198,600 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------------|------|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8*12 | 1992 | 96 | 16.47 | 1,200 |
| GZB | A | 1.00 | A 0.75 6 SIDES@6' | | 94 | 22.15 | 1,600 |
| SHF | A | 1.00 | G 0.90 10*8 | 2014 | 80 | 16.47 | 1,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/22/2021 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/22/2021 | LG |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 12/13/2010 | MR |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1992 | SIZE ADJ | 0.975 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 3,512 | DETAIL ADJ | 1.005 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 950 | | 90.54 | 86,016 |
| \$NLA(RCN) | \$356 | OVERALL | 1.120 | EXT. COVER | 2 | CLAPBOARD | 1.00 | A | BAS | L | BAS AREA | 950 | 1992 | 368.37 | 349,949 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | LLF | L | LOWER LEVEL FIN | 840 | 2014 | 251.67 | 211,405 |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | B | BAS | L | BAS AREA | 840 | 1992 | 368.37 | 309,429 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | B | USF | L | UP-STRY FIN | 630 | 1992 | 297.21 | 187,242 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | C | OPA | N | OPEN PORCH | 12 | | 176.33 | 2,116 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | D | SOL | L | SOLARIUM | 252 | 1992 | 222.78 | 56,141 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | WDK | N | ATT WOOD DECK | 672 | | 56.60 | 38,038 |
| | | | | | | | | | MST | O | MASONRY STACK | 1 | | 3,778.70 | 3,779 |



| BLDG COMMENTS |
|---|
| 3/22/2021 Owner confirmed interior data at door (per C-19). |

| TOTAL RCN | 1,251,115 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2004 / 18 |
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$1,025,900 |