

Key: 3131

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.252

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
IRWIN HAROLD & HALTOM PAMELA 26 GURNEY ST CAMBRIDGE, MA 02138				51-86-0				12 HATCH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
IRWIN HAROLD & HALTOM PAM				06/27/2018	F	1 (216579)					
12 HATCH REALTY NOMINEE T				07/07/2017	O	495,000 (213433)					
RICE JOHN B				03/14/1997	H	(143800)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-311	08/14/2023	80	SOLAR TAXABL	12,720				0 0
22-323	08/16/2022	80	SOLAR TAXABL	15,120	10/14/2022	LG	100	100
21-059	02/17/2021	80	SOLAR TAXABL	22,000	04/12/2021	LG	100	100
20-050	02/24/2020	8	BARN	50,000	12/07/2020	LG	100	100
18-215	06/26/2018	2	ADDITION	25,000	06/26/2018	LG	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	522,145	1.00	1 1.00	R07	1.45		404,660
300	A	0.145	15 1.00	1 1.00	1 1.00	39,875	1.00	1 1.00	R07	1.45		5,780

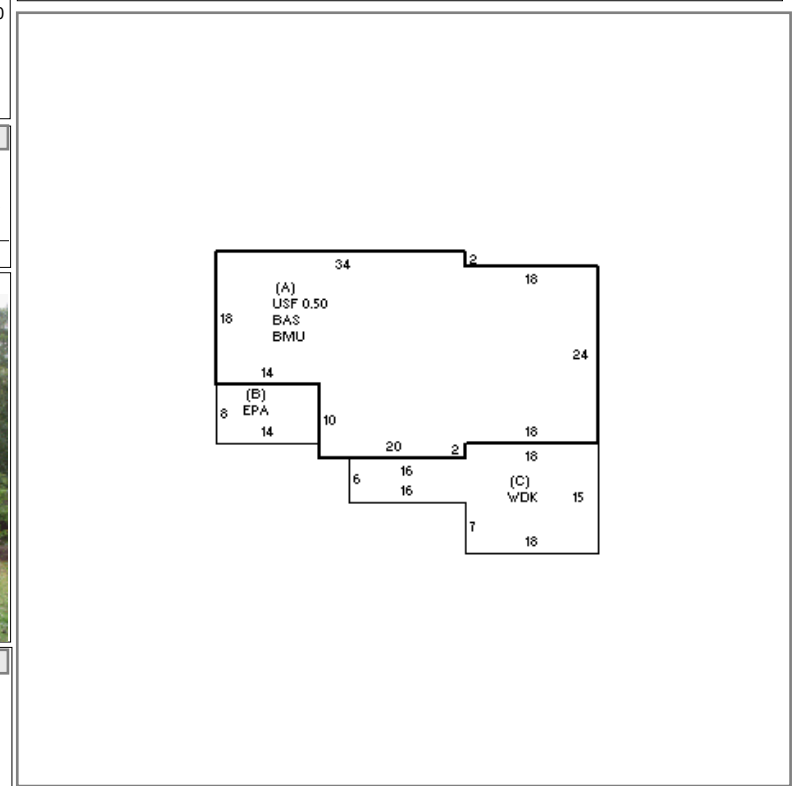
TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	410,400	356,900
Inf1	NO ADJ		BUILDING	739,800	606,800			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	180,100	148,900			
						TOTAL	1,330,300	1,112,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

WD Stove, heat pump heat & a/c.



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2018	LG
MODEL	1		RESIDENTIAL	LIST	6/28/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW		
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,866	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,244		80.21	99,786
\$NLA(RCN)	\$417	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,244	2016	363.33	451,980
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	622	2016	285.89	177,823
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	EPA	N	ENCL PORCH	112		167.54	18,765
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	366		61.71	22,585
				INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		3,634.80	3,635
				HEATING/COOLING	8	HEAT PUMP	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	778,773
CONDITION ELEM	CD
EFF.YR/AGE	2017 / 5
COND	05 05%
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$739,800

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TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	180,100	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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(A) USF 0.75 FFU

First Floor Unfinished

8 25

7 (C) STG 6 6 (B) WDK STG 6 8 7

25

BLDG COMMENTS

Mini-split, BR & half BA above. FFU=slab floor, minisplit for heat, drywall ceiling and walls. Bldg 2 not to be used as rental

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/7/2020	LG
MODEL	1		RESIDENTIAL	LIST	12/7/2020	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	788	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	FFU	L	BAS AREA UNFIN	450	2020	152.68	68,707
\$NLA(RCN)	\$233	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	338	2020	299.74	101,313
				ROOF SHAPE	6	SALTBOX	1.00	+	STG	N	STORAGE	175		36.80	6,440
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	54		97.46	5,263
				FLOOR COVER	1	HARDWOOD	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	183,823
CONDITION ELEM	CD
EFF.YR/AGE	2020 / 2
COND	02 02 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$180,100