

Key: 3442

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.574

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HAY PRUDENCE B & JONATHAN M 10 INGRAHAM RD WELLESLEY, MA 02482-6940				58-55-0				17 ROLLING HILLS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAY PRUDENCE B & JONATHAN				01/26/2009	99		23393-335				
HAY PRUDENCE B				11/19/1990	99		7357-067				

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	%
06-122	06/08/2006	10	ALL OTHERS	20,000	10/10/2006	LVM	100	100
99-121	07/01/1999	9	DECK	4,700	01/01/2001		100	100

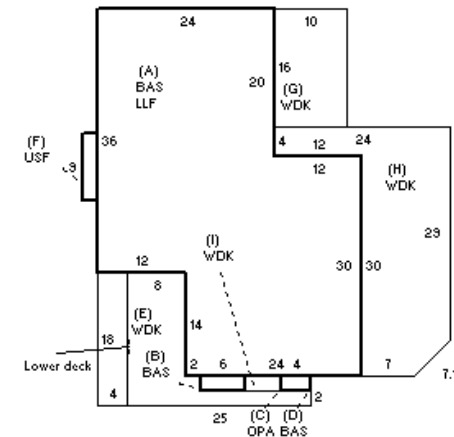
LAND

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	E10	0.90 1	1.00	2,268,630	1.00 1	1.00	WF2	7.00		1,758,190
300	A	1.605 15 1.00	1	1.00 1	1.00	192,500	1.00 1	1.00	WF2	7.00		308,960

TOTAL	2.380 Acres	ZONING	RES	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE 10/10/06 site visit=improved tennis court=cond chg FY07 (2006 BP).				LAND	2,067,200	1,797,200
Inf1	EROSION		LAND	567,200	460,600			
Inf2	NO ADJ		DETACHED	15,800	15,000			
						OTHER	0	0
						TOTAL	2,650,200	2,272,800

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00 A	0.75 60X120		1	21,024.30	15,800



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/10/2019	R
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	821,989
NET AREA	2,822	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	1,392	1985	211.65	294,610	CONDITION ELEM	CD
\$NLA(RCN)	\$291	OVERALL	0.960	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,412	1985	323.84	457,262		
CAPACITY								C	OPA	N	OPEN PORCH	10		152.68	1,527		
STORIES(FAR)	2		1.00	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	858		49.02	42,056		
ROOMS	5		1.00	ROOF COVER	2	WOOD SHINGLES	1.01	F	USF	L	UP-STRY FIN	18	1985	262.62	4,727		
BEDROOMS	5		1.00	FLOOR COVER	5	VINYL	1.00		WDK	N	ATT WOOD DECK	208		58.82	12,235		
BATHROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		3,272.10	3,272		
FIXTURES	9	\$6,300		HEATING/COOLING	5	ELECTRIC	0.95										
UNITS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00										
EFF.YR/AGE 1985 / 37																	
COND 31 31 %																	
FUNC 0																	
ECON 0																	
DEPR 31 % GD 69																	
RCNLD \$567,200																	