

Key: 417

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 344

LEGAL

LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|--|--|--|------------------|--|--|--|----------------|----|------------|--------------|--|
| HARHUT NANCY L & LARKIN CATHERINE M 290 PARKER ST NEWTON, MA 02459 | | | | 19-2-0 | | | | 4 MOON POND RD | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | HARHUT NANCY L & | | | | 10/01/1999 | QS | 230,000 | 12579-226 | |

| 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 | % |
| 23-131X | 04/04/2023 | 40 | STUDIO | 5,500 | 06/13/2023 | LG | 100 | 100 |
| 23-047 | 01/30/2023 | 2 | ADDITION | 99,000 | 06/13/2023 | LG | 100 | 100 |
| 23-001X | 01/11/2023 | 4 | REHAB | 35,000 | 06/13/2023 | LG | 100 | 100 |
| NP | | 20 | NO PERMIT | | 02/11/2022 | LG | 0 | 0 |
| 13-131 | 06/03/2013 | 90 | BP NVC | 14,800 | 10/17/2013 | FC | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.310 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | R03 | 1.00 | | 210,770 |

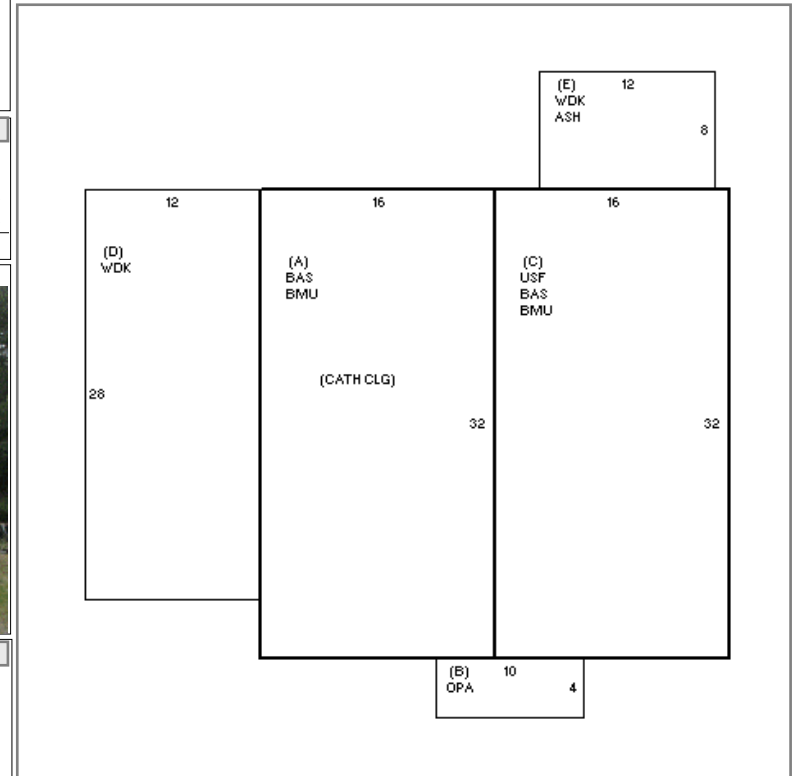
| | | | | | | | | |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 13,504 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NORTH TRURO | NOTE | | | LAND | 210,800 | 183,300 | |
| Inf1 | NO ADJ | | BUILDING | 408,200 | 351,400 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | | 619,000 | 534,700 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 2/11/2022 | LG |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/17/2013 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 11/29/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



DETACHED

BUILDING

| YEAR BLT | 1987 | SIZE ADJ | 1.020 |
|--------------|-------|------------|---------|
| NET AREA | 1,536 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$385 | OVERALL | 1.050 |
| CAPACITY | | UNITS | ADJ |
| STORIES(FAR) | | 2 | 1.00 |
| ROOMS | | 0 | 1.00 |
| BEDROOMS | | 2 | 1.00 |
| BATHROOMS | | 2 | 1.00 |
| FIXTURES | | 6 | \$4,200 |
| UNITS | | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,024 | | 73.90 | 75,673 |
| EXT. COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BAS AREA | 1,024 | 1987 | 325.32 | 333,130 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 40 | | 121.13 | 4,845 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | C | USF | L | UP-STRY FIN | 512 | 1987 | 256.06 | 131,103 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | ATT WOOD DECK | 432 | | 51.49 | 22,246 |
| INT. FINISH | 2 | DRYWALL | 1.00 | E | ASH | N | ATT SHED | 96 | | 44.87 | 4,308 |
| HEATING/COOLING | 5 | ELECTRIC | 0.95 | F21 | O | FPL 2S 1OP | | 1 | | 16,114.30 | 16,114 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | ODS | O | OUT DOOR SHOWER | | 1 | | 0.00 | |

| | |
|----------------|------------|
| TOTAL RCN | 591,619 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1987 / 35 |
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$408,200 |