

Key: 6162

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.122

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
EVAUL REALTY TRUST		39-142-4		11 HUGHES RD	
TRS: EVAUL WM H JR & SHERWOOD P		TRANSFER HISTORY		DOS	T
PO BOX 958		EVAUL REALTY TRUST		03/14/1997	G
TRURO, MA 02666-0958				SALE PRICE	BK-PG (Cert)
				360,000	10651-226+

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

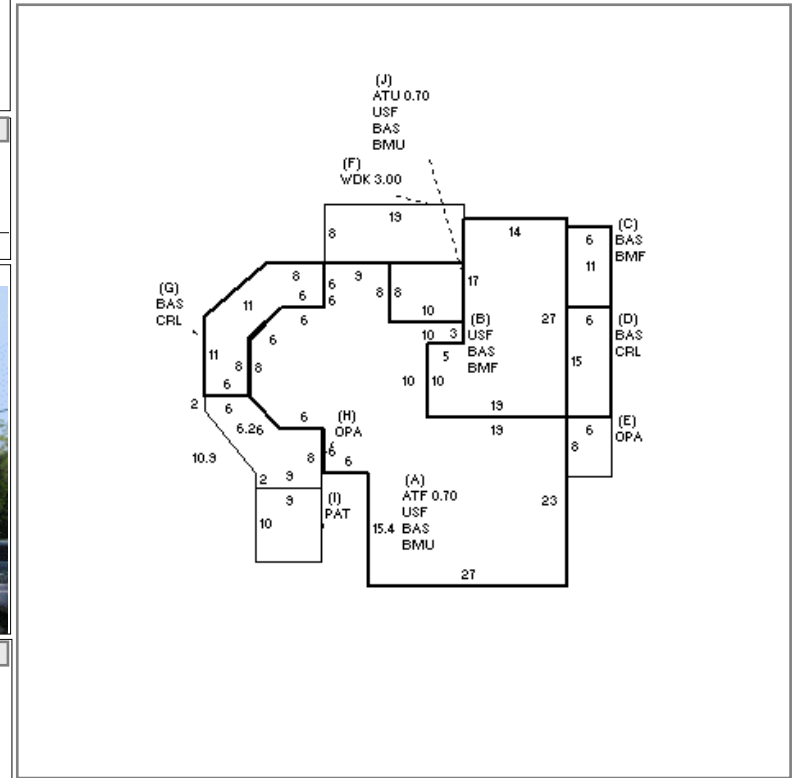
TOTAL	SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	MOORLANDS CONDO UNIT4= YEAR ROUND UNIT PER COVENANT IN BK 21251/162			LAND	0	0
Inf1			BUILDING	846,100	828,100			
Inf2			DETACHED	3,400	3,300			
			OTHER	0	0			
			TOTAL			849,500	831,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 6X8		48	17.17	600
OPA	A	1.00 A	0.75 3X8		24	11.00	200
DGF	A	1.00 P-	0.40 10X20		200	33.11	2,600



BLDG COMMENTS
 FY23 I&E=NO LONGER B&B- 3 KIT/ BRM+BTH IN BSMT

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
3430	100	CI CONDO			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
06-SS5	10/26/2006	50	SPLIT SUB			
01-088	05/29/2001	11	COMMERCIAL	500	01/28/2002	JC
81-063	01/01/1963	11	COMMERCIAL	1,500		



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM
MODEL	10		CONDO	LIST	6/20/2008	RJM
STYLE	1	1.00	CONDO [100%]	REVIEW	6/20/2008	RJM
QUALITY	+	1.05	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	0.595	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,257	DETAIL ADJ	0.933	COMPLEX	31	MOORLANDS	1.05	+	BMU	N	BSMT UNFINISHED	1,167		35.59	41,539
\$NLA(RCN)	\$397	OVERALL	1.000	CONDO STYLE	13	COMMERCIAL	0.88	+	BAS	L	BASE CONDO AREA	1,901	1890	431.41	820,110
				BASEMENT	1	AREA FULL	1.00	+	USF	L	UP-STRY FIN	1,595	1890	345.13	550,479
				HEATING	2	HOT WATER	1.01	A	ATF	L	FINISHED ATTIC	761	1890	233.42	177,636
				FUEL SOURCE	1	OIL	1.00	+	BMF	N	BSMT FINISHED	494		70.77	34,961
				PLUMBING	1	STANDARD	1.00	+	CRL	N	CRAWL	240		19.11	4,586
				VIEW/LOC	3	AVG	1.00	+	OPA	N	OPEN PORCH	169		56.07	9,476
								F	WDK	N	ATT WOOD DECK	456		38.33	17,476
								I	PAT	N	PATIO	90		9.98	898
								J	ATU	N	UNF ATTIC	56		37.69	2,111
								F11	O	FPL 1S 1OP	4		5,236.35	20,945	

TOTAL RCN	1,692,118
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 62
COND	20 20 %
FUNC	30 SIZE
ECON	0
DEPR	50 % GD 50
RCNLD	\$846,100