

Key: 6311

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.168

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RHOADES PETER C & NANCY M 5 SARAH PAUL HILL MADBURY, NH 03823				42-304-0				4 KILL DEVIL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
RHOADES PETER C & NANCY M				04/23/2018	QS	1,280,750	31218-96					
VALLEAU KATHRYN&ROBT REV				09/19/2007	QS	2,100,000	22346-67					
WRIGHT MILTON & MARY REV L				03/21/2005	99	13639-96+						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-405X	11/16/2021	4	REHAB	3,000	01/20/2022	LG	100	100
20-348X	11/17/2020	90	BP NVC	1,500	12/29/2020	LG	100	100
19-250X	08/21/2019	90	BP NVC		01/03/2020	LG	100	100
19-090	04/03/2019	9	DECK	10,000	07/11/2019	LG	100	100
18-379X	10/30/2018	90	BP NVC	6,032	03/13/2019	LG	100	100

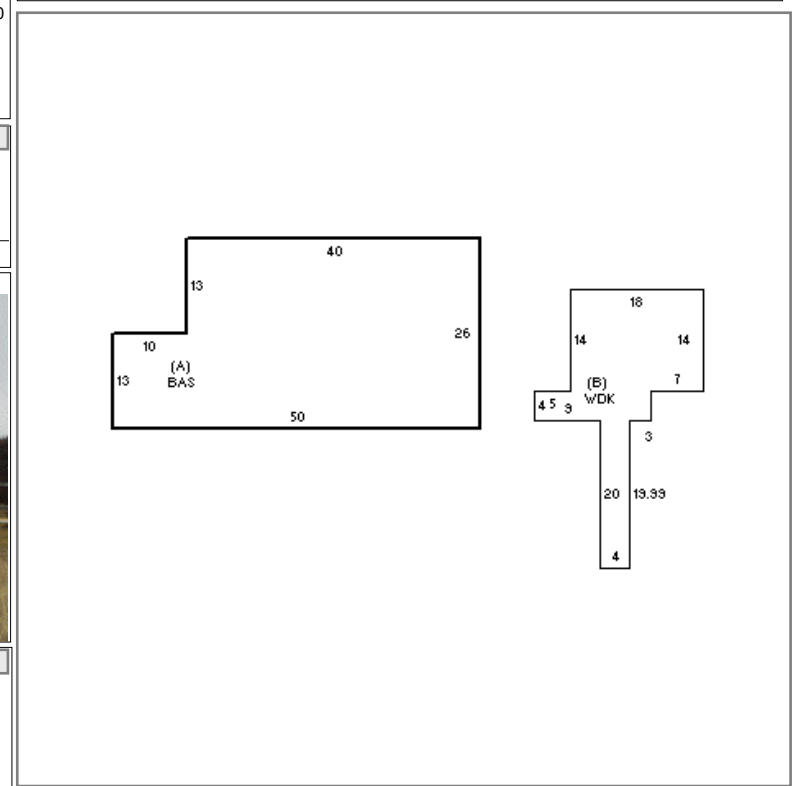
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	11	1.00	65	0.65	1	1.00	1,638,455	1.00	1	1.00	WF2	7.00	1,269,800
300	A	1.144	11	1.00	65	0.65	1	1.00	125,125	1.00	1	1.00	WF2	7.00	143,140

TOTAL	1.919 Acres				ZONING	RES	FRNT	148	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO				N O T E	FY09 NEW RESI PCL. BENEFITS BY EASMT OVER 42-303=USE & MAINT OF BCH STAIRS&INCL 4FT PEDESTRIAN EASMT ON BEACH.			LAND	1,412,900	1,228,500
Infl1	65%					LAND	252,500	214,400	BUILDING	0	0
Infl2	NO ADJ					OTHER	102,200	86,800	OTHER	102,200	86,800
									TOTAL	1,767,600	1,529,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00	BEACH STAIRS	1	0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2018	LG
MODEL	1		RESIDENTIAL	LIST	12/13/2018	JN
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,925
NET AREA	1,170	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	1,170	1952	284.32	332,650	CONDITION ELEM	CD
\$NLA(RCN)	\$313	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	396		47.82	18,935		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		10,139.70	10,140		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	1985 / 37	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$252,500	

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5 SARAH PAUL HILL				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
MADBURY, NH 03823											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

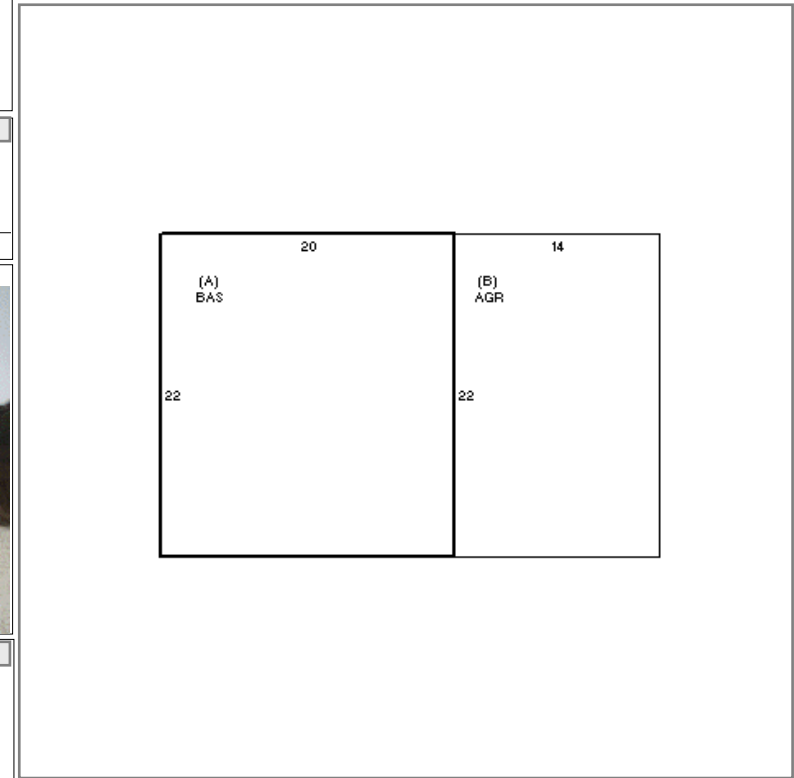
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	102,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2018	LG
MODEL	1		RESIDENTIAL	LIST	12/13/2018	JN
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
4-A Kill Devil Rd --STUDIO APT W/ KITCH+ATT GAR.

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	150,287
NET AREA	440	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	440	1953	273.38	120,288	CONDITION ELEM	CD
\$NLA(RCN)	\$342	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	B	AGR	N	ATTACHED GARAGE	308		90.58	27,899		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		1	1.00	FLOOR COVER	2	SOFTWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES		3	\$2,100	FUEL SOURCE	1	OIL	1.00										
UNITS		1	1.00														
																EFF.YR/AGE	1980 / 42
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$102,200