

Key: 770

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 689

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HENDERSON ROBT & LAURA TRUSTS TRS: HENDERSON ROBERT & LAURA 72 MARLBOROUGH ST BOSTON, MA 02116		35-27-0		49 KNOWLES HGTS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HENDERSON ROBT & LAURA TR		02/13/2003	F	(168230)	
HENDERSON ROBERT A & LAUR		01/29/2003	QS	2,250,000 (168078)	
ADELSON MITCHELL		05/18/2001	J	516,667 (161535)	

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 %
12-016	01/31/2012	40	STUDIO	150,000	10/28/2013	FC	100 100
08-196	10/02/2008	1	SINGLE FAM R		05/17/2010	JH	100 100
08-176	09/18/2008	5	DEMO	1,400,000	05/11/2009	JH	100 100
08-177	09/18/2008	40	STUDIO		05/11/2009	JH	100 100
92-028	03/13/1992	4	REHAB	264,000	07/07/1992		100 100

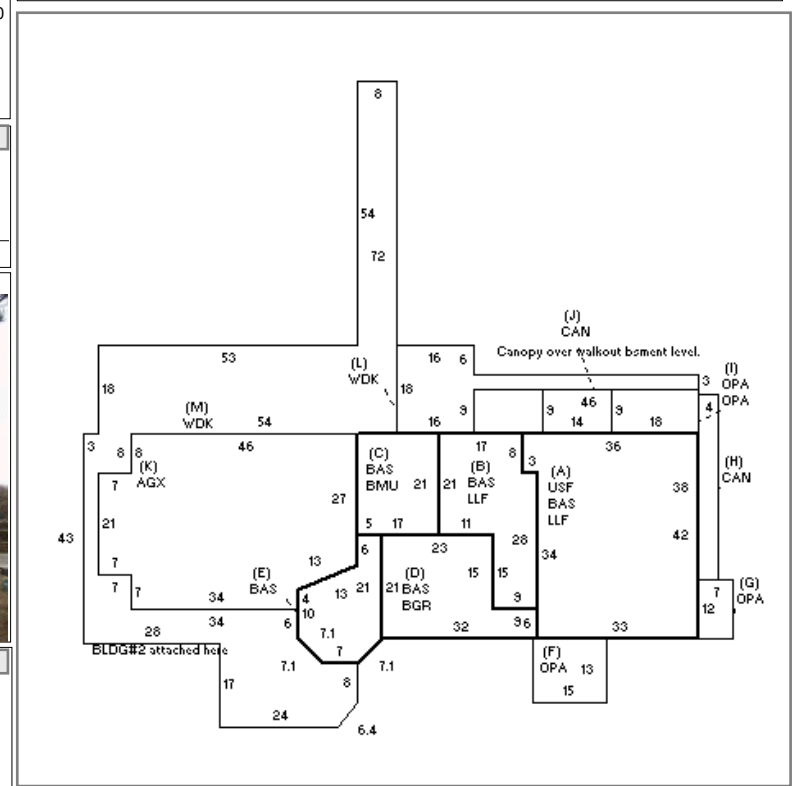
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	WF2	7.00		1,953,540
300	A	0.555	11	1.00	1	1.00	1	1.00	WF2	7.00		106,840

TOTAL	1.330 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	ACREAGE REDUCED FY05 PER 2003 SUBDIV. POOL=INSIDE AGX.			LAND	2,060,400	1,791,400
Infl1	NO ADJ		BUILDING	4,408,900	3,780,600			
Infl2	NO ADJ		DETACHED	14,000	13,300			
						OTHER	390,300	334,900
						<b>TOTAL</b>	<b>6,873,600</b>	<b>5,920,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00	A 0.75		510	36.59	14,000
BCH	SV	1.00	SV 1.00		1	0.00	



BLDG COMMENTS  
4/5/17 Left door tag for List. BATHS=3 FULL+2 HALF.



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2017	LG
MODEL	1		RESIDENTIAL	LIST	5/11/2009	JH
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	11/15/2010	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2009	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,501	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,941	2009	477.21	926,272
\$NLA(RCN)	\$780	OVERALL	1.330	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	1,410	2009	567.55	800,248
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	531	2009	707.39	375,623
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BMU	N	BSMT UNFINISHED	357		206.43	73,695
				FLOOR COVER	1	HARDWOOD	1.00	D	BGR	N	SF BSMT GARAGE	537		240.78	129,302
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	2,619	2009	707.39	1,852,650
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	603		147.83	89,143
				FUEL SOURCE	2	GAS	1.00	+	CAN	N	CANOPY	278		117.59	32,689
								K	AGX	N	ENCL POOL BLDG	1,725		224.31	386,927
								+	WDK	N	ATT WOOD DECK	2,908		113.90	331,234
								F21	O	FPL 2S 1OP	1		38,021.20	38,021	
								GFP	O	GAS FIREPLACE	1		22,813.80	22,814	
								ODS	O	OUT DOOR SHOWER			0.00		

TOTAL RCN	5,067,717
CONDITION ELEM	CD
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$4,408,900

Key: **770**

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9/27/2023 7:11 pm SEQ #: 690

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HENDERSON ROBT & LAURA TRUSTS		35-27-0		49 KNOWLES HGTS RD	
TRS: HENDERSON ROBERT & LAURA		TRANSFER HISTORY		DOS	T
72 MARLBOROUGH ST				SALE PRICE	BK-PG (Cert)
BOSTON, MA 02116					

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

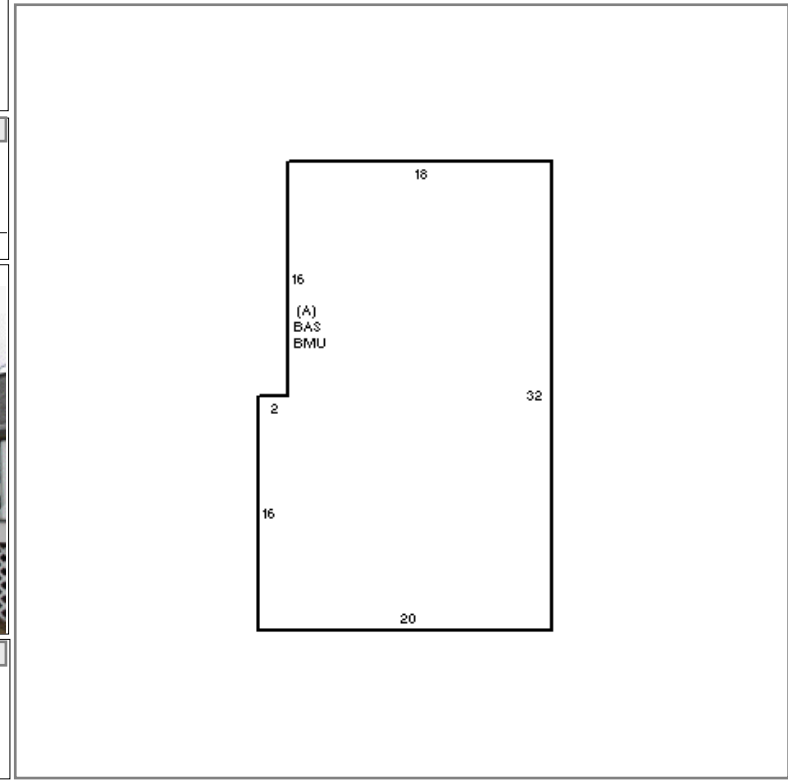
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	390,300	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
HAS KITCH AREA BUT NO STOVE; 2 INVERTERS FOR HEAT+A/C.

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	%



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2017	LG
MODEL	1		RESIDENTIAL	LIST	2/6/2013	FC
STYLE	14	0.90	DET BLDG [100%]			
QUALITY	E	2.00	EXCELLENT [100%]	REVIEW		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.060
NET AREA	608	DETAIL ADJ	1.000
\$NLA(RCN)	\$713	OVERALL	0.880

CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		2	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
FIXTURES		4	\$2,800
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	608		142.04	86,362
A	BAS	L	BAS AREA	608	2012	566.69	344,547

TOTAL RCN	433,709	
CONDITION ELEM	CD	
EFF.YR/AGE	2012 / 10	
COND	10 10 %	
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$390,300	