

Key: 1037

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 991

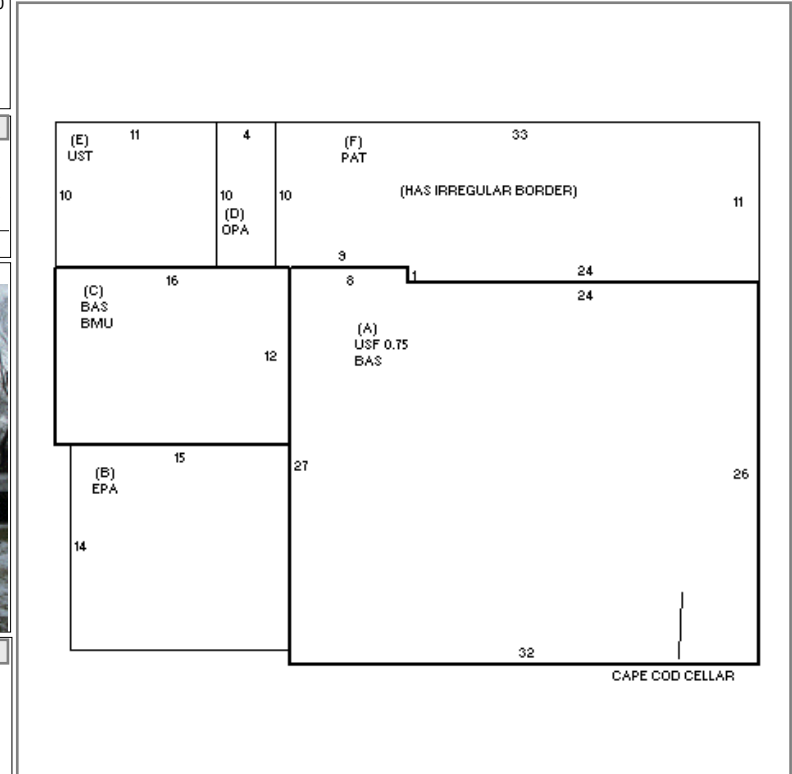
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CURRENT OWNER							PARCEL ID				LOCATION			
31 SHORE ROAD LLC MGRS: MATTHIAS KAYHOE & LISA LAFONTAINE 2367 49TH ST NW WASHINGTON, DC 20007							36-151-0				31 SHORE RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
31 SHORE ROAD LLC							12/28/2021	F	1	34789-63				
KAYHOE MATTHIAS &							05/05/2021	QS	875,000	34083-21				
SNYDER KENNETH							08/15/2014	QS	605,000	28327-54				
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	R04	1.15		320,940		
300	A	0.325	11	1.00	1	1.00	1	1.00	R04	1.15		10,280		

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	%
NP		3	REPAIR/REMOD		03/16/2022	JN	100	100
NP		20	NO PERMIT		03/09/2022	JN	100	100
21-098X	03/26/2021	4	REHAB	11,500	08/19/2021	LG	100	100
14-181	09/02/2014	3	REPAIR/REMOD	8,000	11/25/2014	FC	100	100
14-174	08/21/2014	10	ALL OTHERS		11/25/2014	FC	100	100

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TOTAL	1.101 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E				LAND	331,200	288,000
Infl1	NO ADJ					BUILDING	521,300	419,400
Infl2	NO ADJ					DETACHED	3,000	2,000
						OTHER	128,800	116,600
						TOTAL	984,300	826,000



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	DATE
SHF	G	1.18 G	0.90	13*14		182	18.34	3,000	02/01/2023



BLDG COMMENTS
2014 PER OWNER, HOUSE WAS BUILT IN 1740.

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BUILDING	CD	ADJ	DESC	MEASURE	2/1/2023	LG
MODEL	1		RESIDENTIAL	LIST	2/14/2023	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	11/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1740	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	744,738
NET AREA	1,662	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,032	1740	402.63	415,509	CONDITION ELEM	CD
\$NLA(RCN)	\$448	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	630	1740	313.70	197,633		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	210		165.46	34,746		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	BMU	N	BSMT UNFINISHED	192		108.28	20,789		
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	40		149.91	5,997		
				INT. FINISH	1	PLASTER	1.00	E	UST	N	UTILITY STORAGE	110		143.68	15,805		
				HEATING/COOLING	2	HOT WATER	1.02	F	PAT	N	PATIO	354		19.72	6,980		
				FUEL SOURCE	2	GAS	1.00	F23	O	FPL 2S 3OP	1		43,078.40	43,078			
								ODS	O	OUT DOOR SHOWER	1		0.00				
				EFF.YR/AGE 1990 / 32													
				COND 30 30 %													
				FUNC 0													
				ECON 0													
				DEPR 30 % GD 70													
				RCNLD \$521,300													

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LEGAL

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31 SHORE ROAD LLC MGRS: MATTHIAS KAYHOE & LISA LAFONTAINE 2367 49TH ST NW WASHINGTON, DC 20007		36-151-0	31 SHORE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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 %

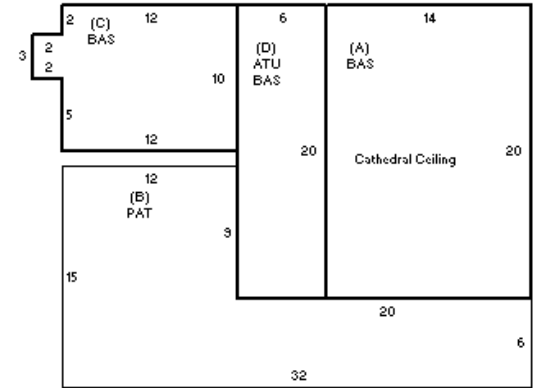
LAND

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	128,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2023	LG
MODEL	1		RESIDENTIAL	LIST	2/14/2023	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplit, dishwasher, kitchen sink, cooktop. Converted from Garage to Studio Cottage in 1995.

YEAR BLT	1995	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	176,478
NET AREA	526	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	526	1995	302.66	159,201	CONDITION ELEM	CD
\$NLA(RCN)	\$336	OVERALL	0.940	EXT. COVER	1	WOOD SHINGLES	1.00	B	PAT	N	PATIO	300		15.69	4,708		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	ATU	N	UNFIN ATTIC	120		81.41	9,769		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	8	HEAT PUMP	1.04										
FIXTURES	4	\$2,800		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$128,800