

Key: 1439

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.448

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
2 MOSES WAY LLC RES AGT: KEVIN BAZARIAN 118 BRADFORD ST PROVINCETOWN, MA 02657				40-14-0				2 MOSES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
2 MOSES WAY LLC				11/22/2022	U	550,000	35501-349				
SHIMKO GEORGE M				01/12/2007	QS	600,000	21691-299				
LOCKE STEPHEN O & GARY L				05/20/2005	99	19844-308					

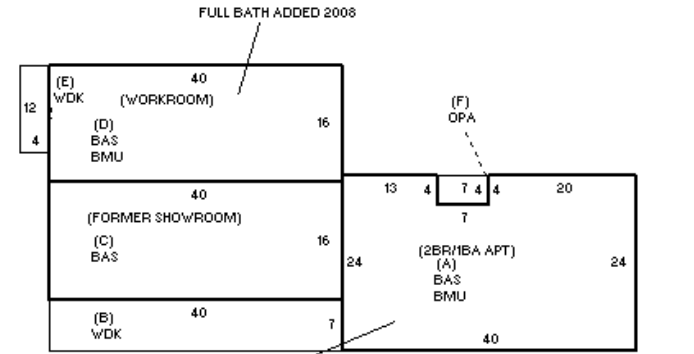
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-093	03/01/2023	4	REHAB	300,000				0 0
NP	02/17/2023	4	REHAB		02/17/2023	JN	100	100
23-0248X	02/01/2023	4	REHAB	15,000				0 0
23-049X	02/01/2023	4	REHAB	15,000				0 0
09-163	09/23/2009	90	BP NVC	1,200	05/19/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.548	12	1.00	1	1.00	1	1.00	R04	1.00		250,810

TOTAL	23,871 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE	11/22/2022 SF chng per Deed 35501-349.			LAND	250,800	218,300
Inf1	NO ADJ		BUILDING	380,400	322,800			
Inf2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	234,800	197,000			
			TOTAL	867,200	739,200			

SECTIONS C+D APPEAR TO HAVE INT FINISH PER 5/10 BP INSPCT (NO ENTRY)
SEE 2010 LETTERS+DOCUMENTS IN PRC FILE RE: PROPOSED CONDO CONVERSION



CHECK IN NEXT M-L: FRONT=41' BUT REAR=39' (12'*7'+20') PER 5/1/03 MSMT
HAS ONLY PARTIAL BMU PER FLR PLANS IN BLDG DEPT FILE (REST=CRAWL)

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 P+	0.50 8X8	1994	64	16.47	500
SHF	A	1.00 P+	0.50 8X10	1994	80	16.47	700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2009	JH
MODEL	1		RESIDENTIAL	LIST	5/19/2010	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,212	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00
\$NLA(RCN)	\$253	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPALT SHINGLE	1.00
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,572		48.23	75,825
+	WDK	N	ATT WOOD DECK	328		38.31	12,567
+	BAS	L	BAS AREA	2,212	1960	209.95	464,408
F	OPA	N	OPEN PORCH	28		84.83	2,375

TOTAL RCN	559,375
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$380,400

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

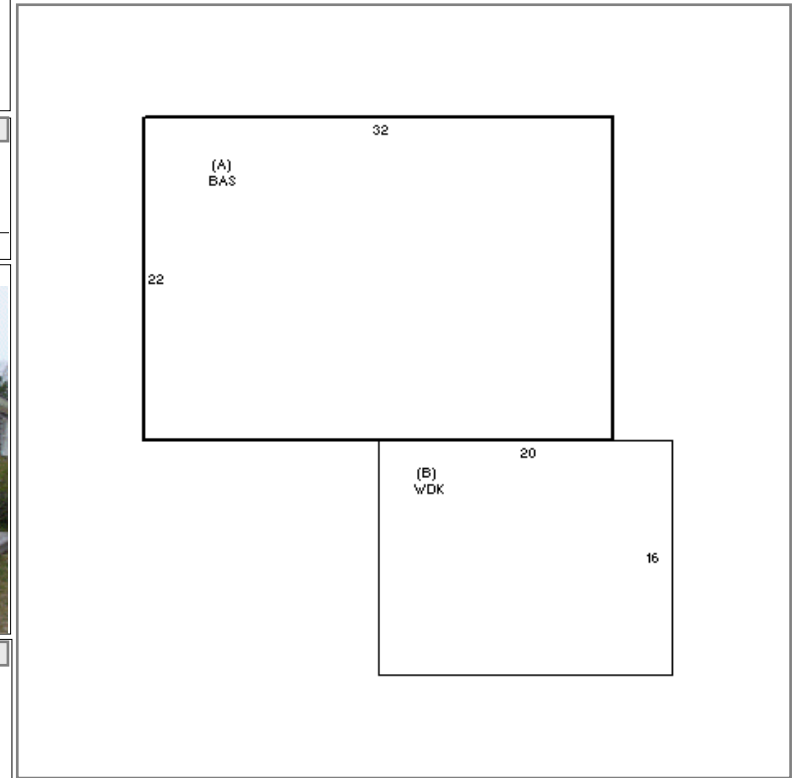
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	117,400	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2009	JH
MODEL	1		RESIDENTIAL	LIST	5/1/2009	JH
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/15/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1960	SIZE ADJ	1.060
NET AREA	704	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	0.920
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	704	1960	222.17	156,406
B	WDK	N	ATT WOOD DECK	320		37.36	11,956
	MST	O	MASONRY STACK	1		2,200.80	2,201

TOTAL RCN	172.663
CONDITION ELEM	CD
EFF.YR/AGE	1980 / 42
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$117,400

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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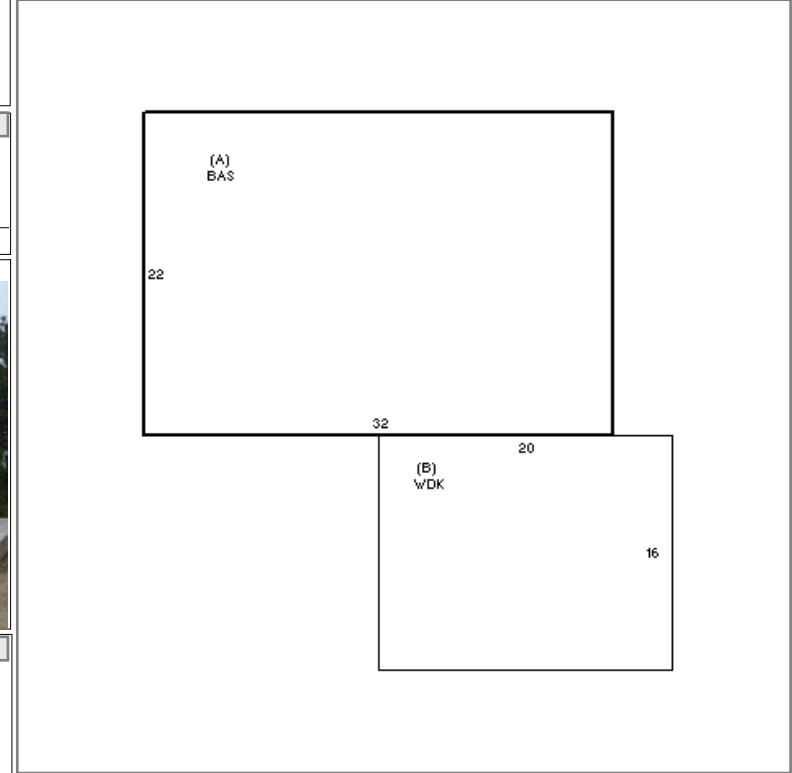
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	117,400	
Infl1					
Infl2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2009	JH
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YEAR BLT	1960	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	172.663
NET AREA	704	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BAS AREA	704	1960	222.17	156,406	CONDITION ELEM	CD
\$NLA(RCN)	\$245	OVERALL	0.920	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	320		37.36	11,956		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00		MST	O	MASONRY STACK	1		2,200.80	2,201		
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		3	1.00	FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS		2	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02										
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	\$117,400