

Key: 1632

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.640

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| SUMNER A SLAVIN 1999 REV TRST TRS: SLAVIN SUMNER A 66 LAUREL RD BROOKLINE, MA 02467 | | | | 42-61-0 | | | | 31 FISHERMANS RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SUMNER A SLAVIN 1999 REV | | | | 01/21/2015 | F | | (205435) | | | | |
| SLAVIN SUMNER A & SHARON | | | | 04/03/1987 | QS | 235,000 | (110369) | | | | |


| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|---------|------------|---------------|--------------|--------|------------|--------|---------|
| 1010 | 100 | SINGLE FAMILY | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 23-303X | 08/08/2023 | 4 | REHAB | 20,000 | | | 0 0 |
| 17-222X | 08/10/2017 | 90 | BP NVC | 4,950 | 05/11/2018 | LG | 100 100 |
| 11-240 | 11/10/2011 | 3 | REPAIR/REMOD | 72,000 | 12/14/2012 | FC | 100 100 |
| 04-167 | 10/01/2004 | 9 | DECK | 8,000 | 05/31/2005 | WL | 100 100 |
| 04-102 | 06/22/2004 | 9 | DECK | 6,000 | 05/31/2005 | WL | 100 100 |

LAND

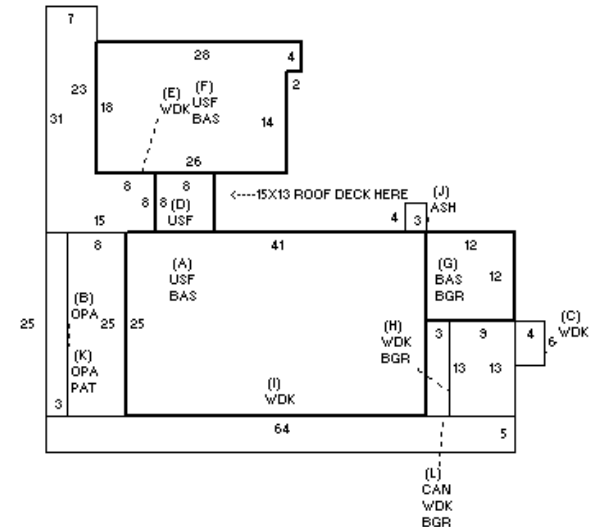
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|----|------|--|---------|
| 100 | A | 0.530 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | 630,175 | 1.30 | 1 | 1.00 | V7 | 1.75 | | 434,420 |

| | | | | | | | | |
|-------|-------------|---|----------|-----------|-----------|----------|---------|----------|
| TOTAL | 23,087 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NORTH TRURO | NOTE VIEW FROM ROOF DECK ONLY PER DEC 2012 MEAS. | LAND | 434,400 | 377,700 | | | |
| Inf1 | NO ADJ | | BUILDING | 782,800 | 635,900 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | TOTAL | 1,217,200 | 1,013,600 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/25/2021 |
|----|------|------|----------|----|-------|-----------|-------|---|------------|
| | | | | | | | |  | |

PER 2012 LIST: 1ST FLR HAS 3 BR, 2 FULL BATHS, ONE-CAR GAR, LAUNDRY, STUDIO BLDG WITH HALF BATH (SEC F)
2ND FLR=KITCH, LR, BR, 2 FULL BATHS (HAD 2BR BUT 1 REMOVED PER PERMIT 11-240)



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/25/2021 | LG | BLDG COMMENTS |
|----------|----|------|-------------------|---------|------------|----|---|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/22/2012 | FC | WDK(195 SF)=ROOF DECK. 1ST FLR=ELEC BB HEAT+2ND FLR=OIL FHA. |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 11/22/2010 | MR | |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

G

| YEAR BLT | 1972 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,118,317 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|----------------|-------|-----------|-----------|---------|----------------|------------|
| NET AREA | 3,210 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | + | BAS | L | BAS AREA | 1,645 | 1972 | 340.50 | 560,129 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$348 | OVERALL | 1.030 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 275 | | 81.49 | 22,409 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | ATT WOOD DECK | 781 | | 52.32 | 40,865 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | USF | L | UP-STRY FIN | 1,565 | 1972 | 260.71 | 408,014 | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | + | BGR | N | SF BSMT GARAGE | 300 | | 110.61 | 33,183 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | J | ASH | N | ATT SHED | 12 | | 48.66 | 584 | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | K | PAT | N | PATIO | 200 | | 19.30 | 3,860 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | L | CAN | N | CANOPY | 39 | | 53.75 | 2,096 | | |
| | | | | | | | | WDK | N | ATT WOOD DECK | 195 | | 66.28 | 12,925 | | | |
| | | | | | | | | F22 | O | FPL 2S 2OP | 1 | | 24,451.30 | 24,451 | | | |
| | | | | | | | | ODS | O | OUT DOOR SHOWER | 2 | | 0.00 | | | | |
| | | | | | | | | | | | | | | | | EFF. YR/AGE | 1990 / 32 |
| | | | | | | | | | | | | | | | | COND | 30 30 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | RCNLD | \$782,800 |