

Key: 1927

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.952

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OASIS CLAN REV LIV TRUST TRS: MONAHAN SEAN T & LISA A PO BOX 651 NO TRURO, MA 02652				43-50-0				25 WHITMANVILLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
OASIS CLAN REV LIV TRUST				07/02/2015	F	28987-61		1019-587			
MONAHAN SEAN T				04/11/2012	A	1019-587		1019-587			
MONAHAN JOHN & LAURA E				10/27/1958	99						

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	%
FY2018		35	RES EXEMPT		10/01/2017			0
16-282X	11/28/2016	6	SHED		03/31/2017	LG	100	100
10-127	06/24/2010	90	BP NVC	4,310	05/13/2011	MR	100	100
95-010	01/27/1995	2	ADDITION	9,000	09/05/1995		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	12	1.00	1	1.00	1	1.00	360,100	1.00	1	1.00			
300	A	0.275	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00			
TOTAL											1.050 Acres	ZONING RES FRNT 0	ASSESSED	CURRENT	PREVIOUS
Nbhd EAST TRURO											NOT E	LAND	286,600	249,200	
Infl1 NO ADJ											BUILDING	210,600	183,500		
Infl2 NO ADJ											DETACHED	1,700	1,700		
											OTHER	0	0		
											TOTAL	498,900	434,400		

PER 11/03 M-L: DEN=WALK-THRU TO 2ND BR SO IS NOT A BR; NO B3MT; CLG=OLD COMPOSITE TILES
SFR MOVED FROM WELFLEET IN EARLY 1900'S PER OWNER

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	G	1.18	G 0.90 9*10	2016	90	18.93	1,500
PTD	-	0.90	F 0.60 14*14		196	2.07	200



BUILDING	CD	ADJ	DESC	MEASURE	3/31/2017	LG
MODEL	1		RESIDENTIAL	LIST	11/9/2009	JH
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1820	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	584,903
NET AREA	1,692	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	720	1820	371.80	267,694	CONDITION ELEM	CD
\$NLA(RCN)	\$346	OVERALL	1.200	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	720	1820	289.68	208,572		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	132		73.56	9,710		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	252	1995	371.80	93,694		
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00	D	PAT	N	PATIO	154		20.35	3,133		
BEDROOMS	2	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	0	1.00															

EFF.YR/AGE	1950 / 72
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$210,600