

Key: 2341

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.391

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
SLOMAN-DEVLIN IRREV GST TRUST TRS: RICHARD J WEISHAUS 68 OLD CONCORD RD BELMONT, MA 02478										46-113-0				1 MOORINGS WAY			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
SLOMAN-DEVLIN IRREV GST T										12/15/2020		F		1 33580-31			
JAMES SLOMAN REV. TRST OF										08/03/2018		QS		1,995,000		31447-230	
HASSMER WARREN REV LIV TR										02/19/2013		A		27138-44			

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	%
23-051	02/01/2023	6	SHED	20,000				0 0
20-026	01/27/2020	40	STUDIO	100,000	09/28/2020	LG	100	100
20-002	01/06/2020	70	POOL	60,000	01/27/2020	LG	100	100
18-413	11/15/2018	80	SOLAR TAXABL	25,719	01/10/2019	LG	100	100
18-281	08/28/2018	2	ADDITION	300,000	01/10/2019	LG	100	100

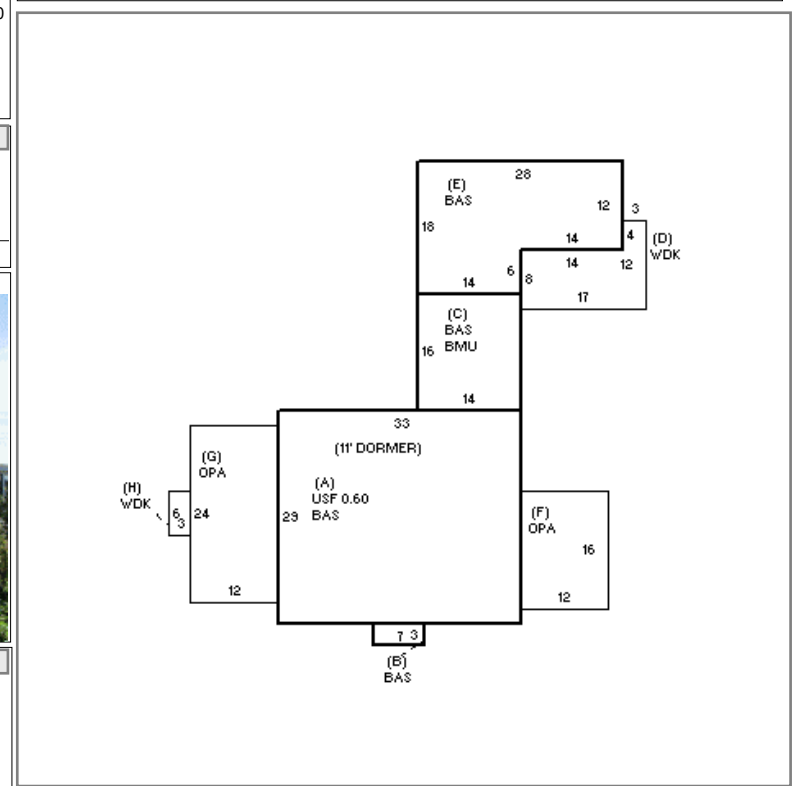
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,548,430	1.00	1	1.00	RF3	4.30	1,200,030
300	A	3.415	13	1.00	RW6	0.95	1	1.00	1.00	RF3	4.30	383,630

TOTAL	4.190 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL				N Deed restriction against subdivision (See Bk 3287/182 & O Bk 3287/184). RW6@0.95=ROW IN NE CORNER OF T PCL AWAY FROM SFR +SERVICES ONLY 46-114+115. E	LAND		1,583,700	1,376,800		
Infl1	NO ADJ					BUILDING		928,600	767,500		
Infl2	NO ADJ					DETACHED		34,000	32,500		
						OTHER		268,700	218,200		
						TOTAL		2,815,000	2,395,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.45 17*15		255	14.85	1,700
DGF	A	1.00	D+ 0.30 20*18		360	25.20	2,700
SHF	A	1.00	A- 0.70 6*7		42	17.17	500
WDK	A	1.00	A 0.75 ODS 6*10	2019	60	11.00	500
PTD	A	1.00	A 0.75 AT POOL IRRE	2020	1,047	2.30	1,800
WDK	A	1.00	A 0.75 AT POOL IRRE	2020	369	11.00	3,000
SPG	A	1.00	A 0.75 14*75	2020	1,050	30.24	23,800



BLDG COMMENTS
Heat pump w/solar & wdstv



YEAR BLT	1830	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,055,255
NET AREA	2,196	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,622	1830	451.44	732,235	CONDITION ELEM	CD
\$NLA(RCN)	\$481	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	574		367.95	211,205		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	224		125.72	28,161		
STORIES(FAR)	1.6	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	166		87.87	14,587			
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	480		96.03	46,096			
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			16,672.00	16,672			
BATHROOMS	2.5	1.00	HEATING/COOLING	8	HEAT PUMP	1.04	ODS	O	OUT DOOR SHOWER	1			0.00				
FIXTURES	9	\$6,300	FUEL SOURCE	3	ELECTRIC	1.00											
UNITS	1	1.00															
EFF.YR/AGE 2010 / 12																	
COND 12 12 %																	
FUNC 0																	
ECON 0																	
DEPR 12 % GD 88																	
RCNLD \$928,600																	

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LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SLOMAN-DEVLIN IRREV GST TRUST				46-113-0				1 MOORINGS WAY			
TRS: RICHARD J WEISHAUS				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
68 OLD CONCORD RD											
BELMONT, MA 02478											

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

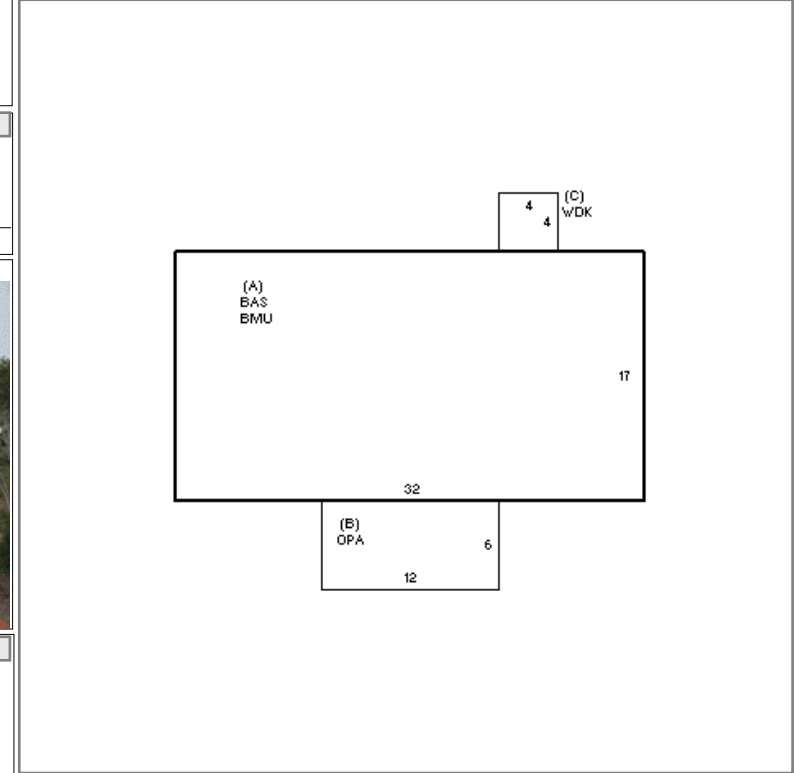
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	268,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/28/2020





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2020	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	9/28/2020	LG	9/28/2020 Bldg #2 List w/owner, at door per C-19. Two BR, one shared BA, & laundry, heat/cool mini-split.
STYLE	1	1.00	RANCH [100%]	REVIEW			
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	2020	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	268,712											
NET AREA	544	DETAIL ADJ	1.020	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	544		99.58	54,171	TOTAL RCN	268,712											
\$NLA(RCN)	\$494	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	544	2020	370.28	201,431	CONDITION ELEM	CD											
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	72		123.61	8,900													
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	16		131.88	2,110													
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00														
				INT. FINISH	2	DRYWALL	1.00																					
				HEATING/COOLING	12	OTHER	1.00																					
				FUEL SOURCE	3	ELECTRIC	1.00																					
<table border="1" style="width: 100%;"> <tr> <td>EFF.YR/AGE</td> <td>0 / 0</td> </tr> <tr> <td>COND</td> <td>0 0 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>0 % GD 100</td> </tr> <tr> <td>RCNLD</td> <td>\$268,700</td> </tr> </table>																	EFF.YR/AGE	0 / 0	COND	0 0 %	FUNC	0	ECON	0	DEPR	0 % GD 100	RCNLD	\$268,700
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