

Key: 238

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 172

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BELDING-CALLINAN REVOC TRUST BELDING MARIE ET AL 18 BACON ST WINCHESTER, MA 01890-3809				7-6-0				542 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BELDING-CALLINAN REVOC TR				02/21/2017	F	1	30309-337				
BELDING MARIE &				11/04/1996	QS	350,000	10467-176				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-177	10/09/2009	10	ALL OTHERS	50,000	04/28/2011	MR	100	100
09-05S	02/18/2009	99	ALL OTHER		07/01/2009	JH	100	100
	12/31/2008	30	CHECK DATA		05/14/2010	JH	100	100
05-079	06/01/2005	90	BP NVC	5,111	05/01/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.200	10	1.00	1	2,070,575	2.56	1	1.00	WF1	5.75	1,061,130

TOTAL	8,712 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	1,061,100	922,600
Inf1	NO ADJ		BUILDING	506,500	436,100			
Inf2	NO ADJ		DETACHED	1,400	1,300			
			OTHER	0	0			
						TOTAL	1,569,000	1,360,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	A	1.00	A 4*10	2009	40	46.40	1,400



BLDG COMMENTS
A Lure'N housekeeping units. 2 APTS (1BR/1BA) ON 1ST FLR+OWNER'S APT (5RM+3BR +2BA) ON 2ND.

BUILDING	CD	ADJ	DESC	MEASURE	6/26/2018	LG
MODEL	1		RESIDENTIAL	LIST	5/14/2010	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.990
NET AREA	2,520	DETAIL ADJ	1.000
\$NLA(RCN)	\$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	2.6	1.00
ROOMS	0	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	12	\$8,400
UNITS	3	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	900	1986	300.72	270,646
EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,620	1986	217.57	352,459
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	660		44.63	29,453
ROOF COVER	1	ASPHALT SHINGLE	1.00		KIT	O	XTRA KITCHEN	2		16,411.75	32,824
FLOOR COVER	99	N/A	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	5	ELECTRIC	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	693,781
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$506,500

