

Key: 2893

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.996

LEGALS AND

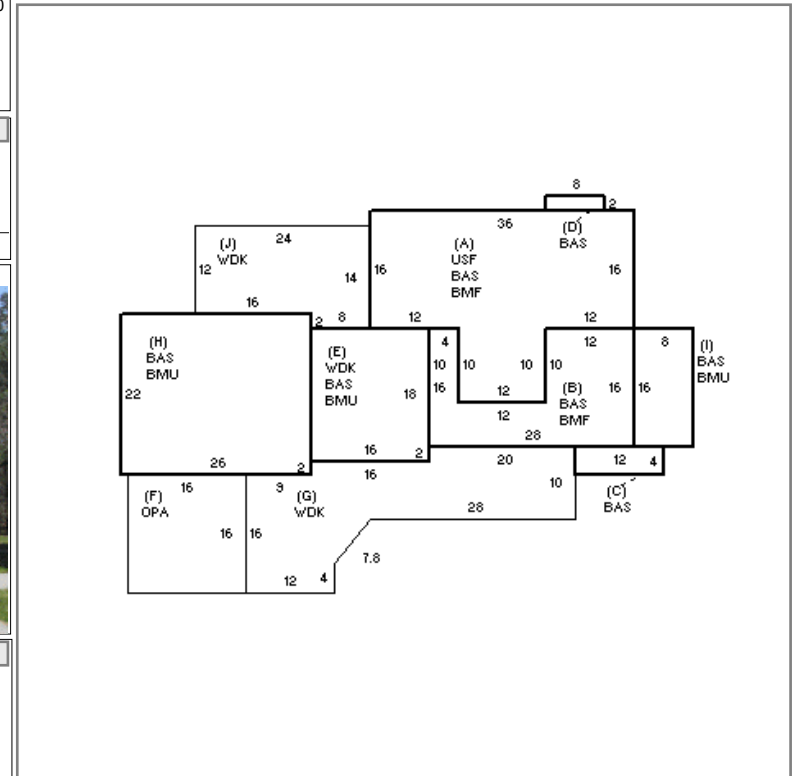
CURRENT OWNER				PARCEL ID				LOCATION			
28 DEPOT ROAD LLC PO BOX 718 WELLFLEET, MA 02667				50-113-0				28 DEPOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
28 DEPOT ROAD LLC				12/28/2012	A		26995-61				
SCHIFFENHAUS LAURENCE C &				09/21/1999	N	800,000	12553-072				

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	%
CYC	05/31/2023	30	CHECK DATA		04/13/2023	LG	100	100
14-079	05/09/2014	90	BP NVC	9,439	12/02/2014	FC	100	100
07-208	09/25/2007	6	SHED	3,300	05/30/2008	JH	100	100
07-015	01/25/2007	3	REPAIR/REMOD	15,000	05/30/2008	JH	100	100
01-177	10/12/2001	2	ADDITION	100,000	06/29/2003	TEG	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	414,115	1.00	1	1.00	R05	1.15	320,940
300	A	4.775	15	1.00	1	31,625	1.00	1	1.00	R05	1.15	151,010

TOTAL	5.550 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	472,000	410,300
Infl1	NO ADJ					BUILDING	1,216,100	998,400
Infl2	NO ADJ					DETACHED	10,500	10,000
						OTHER	87,800	75,700
						<b>TOTAL</b>	<b>1,786,400</b>	<b>1,494,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 22*22		484	23.89	8,700
SHF	A	1.00	A 0.75 10*14	2007	140	16.01	1,700
PTD	A	1.00	A 0.75 BRICK 8*8		64	2.30	100



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/23/2010	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
 Minisplit. PER JUNE 2010 LIST, FHW HEAT ON 1ST FLR, FHA HEAT W/ CENTRAL AIR ON 2ND FLR.

DETACHED

BUILDING

YEAR BLT	1984	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,559,163
NET AREA	2,772	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	1,024		181.33	185,685		
\$NLA(RCN)	\$562	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	696	1984	355.62	247,514		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,504	1984	429.58	646,090		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	988		108.34	107,039		
				FLOOR COVER	1	HARDWOOD	1.00	F	OPA	N	OPEN PORCH	256		105.48	27,004		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	1,109		67.73	75,113		
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	H	BAS	L	BAS AREA	572	2001	429.58	245,720		
				FUEL SOURCE	1	OIL	1.00		F11	O	FPL 1S 1OP	1		16,277.90	16,278		
									MST	O	MASONRY STACK	1		4,521.40	4,521		
																CONDITION ELEM	CD
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$1,216,100

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
28 DEPOT ROAD LLC PO BOX 718 WELLFLEET, MA 02667		50-113-0	28 DEPOT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	87,800	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

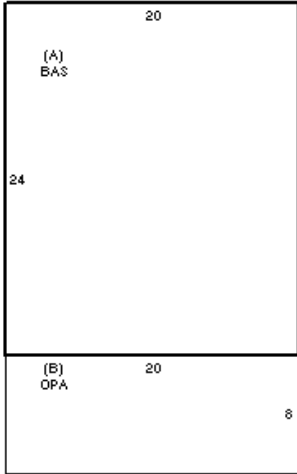
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/13/2023
								

(A)  
BAS

20

24



PER MAY 2008 PERMIT INSP: OPEN FRAME, WD FLRS, NO KITCH, NO HEAT

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/7/2014	FC
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/16/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
PER AUG 2014 LIST, NO KITCHEN.

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	132,957
NET AREA	480	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	480	1965	252.12	121,017	CONDITION ELEM	CD
\$NLA(RCN)	\$277	OVERALL	0.830	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	160		61.50	9,841		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		2	1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		0.5	1.00	HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES		3	\$2,100	FUEL SOURCE	8	NONE	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1977 / 45
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$87,800