Key: 3158

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,279

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GERHART TOBIN N & DOHLMAN-GERHART LENA E 97 FRANCIS ST BROOKLINE, MA 02446	53-10-0	3 DESCHAMPS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GERHART TOBIN N &	09/30/1994	QS	214,000	9389-230

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

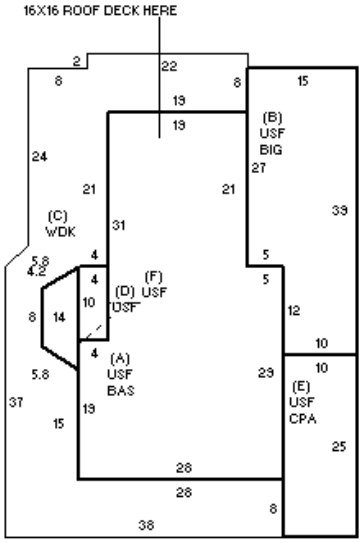
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-264X	08/02/2021	90	BP NVC	3,837	11/16/2021	LG	100	100
18-295X	09/06/2018	4	REHAB	20,000	12/11/2018	LG	100	100
18-258	08/14/2018	80	SOLAR TAXABL	9,800	12/11/2018	LG	100	100
07-008	01/22/2007	2	ADDITION	21,600	06/02/2008	JH	100	100
06-249	10/24/2006	90	BP NVC	46,620	05/30/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.430	15 1.00	1 1.00	1 1.00	1,188,330	1.50	1 1.00	V14 3.30			768,410

TOTAL	18,731 SF	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	768,400	668,100
BUILDING	952,900	786,300
DETACHED	400	0
OTHER	0	0
TOTAL	**1,721,700**	**1,454,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A 1.00	A 0.75	6*8		48	11.00	400

PHOTO 03/16/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/16/2023	LG
LIST	3/22/2023	LG
REVIEW	12/13/2010	MR

BLDG COMMENTS

ROOF DECK 256 SF. PER AUG 2014 LIST, HAS 9x32 UNFIN BSMNT; ONE BDRM ON LOWER LEVEL IS UNHEATED.

YEAR BLT	1961	SIZE ADJ	0.980
NET AREA	3,212	DETAIL ADJ	1.000
$NLA(RCN)	$371	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	10	$7,000
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	1,171	1961	383.41	448,976
B	BIG	N	BUILT-IN GARAGE	525		95.54	50,158
C	WDK	N	ATT WOOD DECK	999		56.90	56,839
+	USF	L	UP-STRY FIN	1,791	1961	274.35	491,357
E	CPA	N	CARPORT	250		69.01	17,252
E	USF	L	UP-STRY FIN	250	2007	274.35	68,588
	BMU	N	BSMT UNFINISHED	288		103.11	29,697
	WDK	N	ATT WOOD DECK	256		68.27	17,478
	MST	O	MASONRY STACK	1		3,798.10	3,798
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,191,143
CONDITION ELEM	CD
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	$952,900