

Key: 3218

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.337

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOLOMONT ALAN 60 BEAVER RD WESTON, MA 02493				53-77-0				35 STEPHENS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOLOMONT ALAN				07/10/1986	99	410,000	5183-004				

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	%
17-140	05/18/2017	4	REHAB	70,000	01/23/2018	LG	100	100
14-183	09/02/2014	90	BP NVC	12,000	01/21/2015	FC	100	100
96-178	11/01/1996	2	ADDITION	280,000	08/01/1998		100	100
89-073	05/01/1989	10	ALL OTHERS	15,000	12/31/1989	SW	100	100

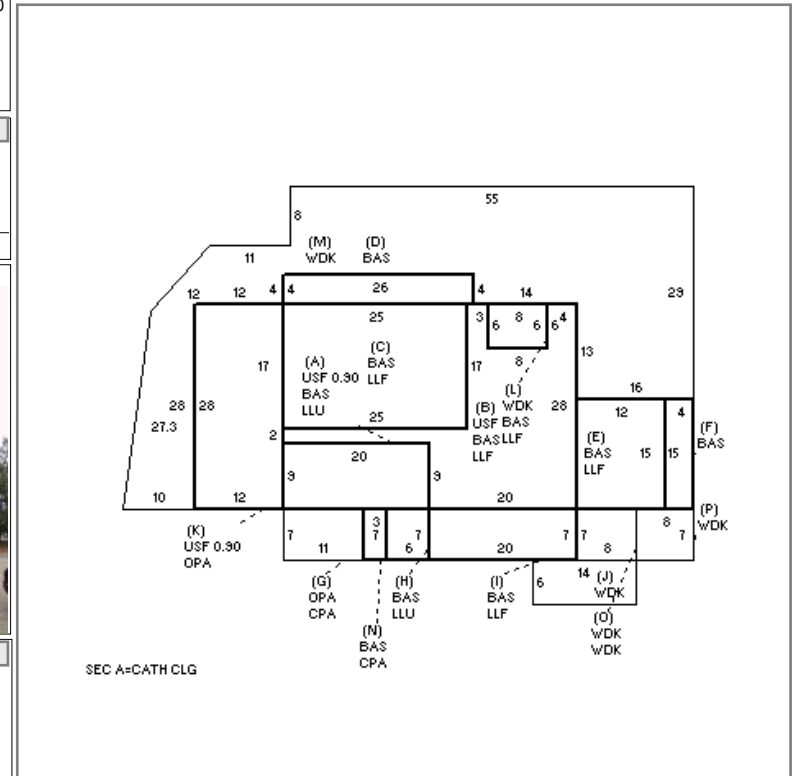
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	WF3	7.00		1,953,540
300	A	0.965	15	1.00	1	1.00	1	1.00	WF3	7.00		185,760

TOTAL	1.740 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	2,139,300	1,860,000			
Inf1	NO ADJ		BUILDING	1,034,900	845,500			
Inf2	NO ADJ		DETACHED	3,100	2,900			
			OTHER	0	0			
			TOTAL	3,177,300	2,708,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 8X10		80	11.00	700
BCH	G	1.18	A+ 0.80		2	0.00	
HTB	G	1.18	A 0.75 5*7	2020	1	3,221.87	2,400



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2020	LG
MODEL	1		RESIDENTIAL	LIST	10/2/2012	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/6/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,478,361		
NET AREA	3,858	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	222		206.89	45,930	CONDITION ELEM	CD		
\$NLA(RCN)	\$383	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	931	1982	311.42	289,933				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,260	1982	258.74	326,012			
STORIES(FAR)	2	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	C	BAS	L	BAS AREA	425	1982	389.96	165,734					
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BAS AREA	1,242	1982	389.96	484,332					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	CPA	N	CARPORT	98		74.11	7,263					
BATHROOMS	3.5	1.00	HEATING/COOLING	5	ELECTRIC	0.95	+	WDK	N	ATT WOOD DECK	1,622		59.92	97,196					
FIXTURES	11	\$7,700	FUEL SOURCE	3	ELECTRIC	1.00	+	OPA	N	OPEN PORCH	413		82.95	34,260					
UNITS	1	1.00							F21	O	FPL 2S 1OP	1		20,002.30	20,002				
									ODS	O	OUT DOOR SHOWER	1		0.00					
																EFF.YR/AGE	1990 / 32		
																COND	30 30 %		
																FUNC	0		
																ECON	0		
																DEPR	30 % GD 70		
																RCNLD	\$1,034,900		