

Key: 386

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 312

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION								
LANG PETER W & LANG HAROLD B EST OF&STEPHEN B C/O LANG STEPHEN B 60 ALFRED DROWNE RD BARRINGTON, RI 02806		17-14-0		258 SHORE RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
LANG PETER W & LANG JOHN STANLEY & LANG JOHN STANLEY &		08/26/2011 06/23/2010 06/13/2005	99 99 99	19927-183+ 19927-183+ 19927-183+								
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.760	10	1.00	1	2,070,575	1.01	1	1.00	WF1	5.75	1,595,040

LEGAL LAND

TOTAL	33,106 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	1,595,000	1,386,900
Infl1	NO ADJ		BUILDING	185,600	160,200			
Infl2	NO ADJ		DETACHED	8,500	8,100			
			OTHER	215,500	186,000			
			TOTAL	2,004,600	1,741,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGC	A	1.00	A- 0.70 21*21		441	27.49	8,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2016	FC
MODEL	1		RESIDENTIAL	LIST	8/16/2016	CF
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/10/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1922	SIZE ADJ	1.040
NET AREA	1,196	DETAIL ADJ	1.000
\$NLA(RCN)	\$268	OVERALL	1.130
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	5	ASBESTOS	1.00
ROOF SHAPE	3	GAMBRELL	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	99	N/A	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	598	1922	267.73	160,103
A	USF	L	UP-STRY FIN	598	1922	210.73	126,016
+	OPA	N	OPEN PORCH	299		61.87	18,501
	F21	O	FPL 2S 1OP	1		13,261.50	13,262
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	319,981
CONDITION ELEM	CD
EFF.YR/AGE	1970 / 52
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$185,600

SUMMER BEACH HOUSE W/ OPEN WALL CONSTRUCTION PER 7/03 M+L
EXT+INT=AVG PER 5/10 BP INSPEC

Key: 386

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 313

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LANG PETER W & LANG HAROLD B EST OF&STEPHEN B C/O LANG STEPHEN B 60 ALFRED DROWNE RD BARRINGTON, RI 02806		17-14-0		258 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				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
----	---	----------	------	-------	-------	----------	-----	-------	-----	----	------------	-----------

OPEN WALL CONSTRUCTION PER T/03 M+L

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	215,500	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS

BU

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2016	FC
MODEL	1		RESIDENTIAL	LIST	8/16/2016	CF
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/10/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

I L D I N G

YEAR BLT	1922	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,562		
NET AREA	1,440	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	720	1922	265.16	190,912	CONDITION ELEM	CD		
\$NLA(RCN)	\$258	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	720	1922	206.59	148,748				
				ROOF SHAPE	3	GAMBRELL	1.00	+	OPA	N	OPEN PORCH	272		61.28	16,668				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		F21	O	FPL 2S 1OP	1		13,134.00	13,134				
				FLOOR COVER	2	SOFTWOOD	1.00												
				INT. FINISH	5	OTHER	1.00												
				HEATING/COOLING	13	NO HEAT	0.93												
				FUEL SOURCE	8	NONE	1.00												
																		EFF.YR/AGE	1970 / 52
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$215,500