

Key: 1015

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 969

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MELANSON PAUL R & KELLY JOHN M 269 COMMERCIAL ST PROVINCETOWN, MA 02657				36-128-0				42 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MELANSON PAUL R & KELLY J				03/18/2019	QS	955,000	31894-150				
HOTCHKISS J C & NANCY C				03/24/1995	G	276,500	9598-324				
WALD LAWRENCE CARL				06/25/1990	N		7205-252				

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	%
23-305X NP	08/14/2023	4	REHAB	20,000				0
18-117	04/12/2018	80	SOLAR TAXABL	15,775	05/31/2019	JN	100	100
03-011	01/28/2003	3	REPAIR/REMOD	175,000	08/14/2018	LG	100	100
00-106	08/01/2000	9	DECK	5,200	04/29/2004	BT	100	100
					01/01/2001		100	100

LAND

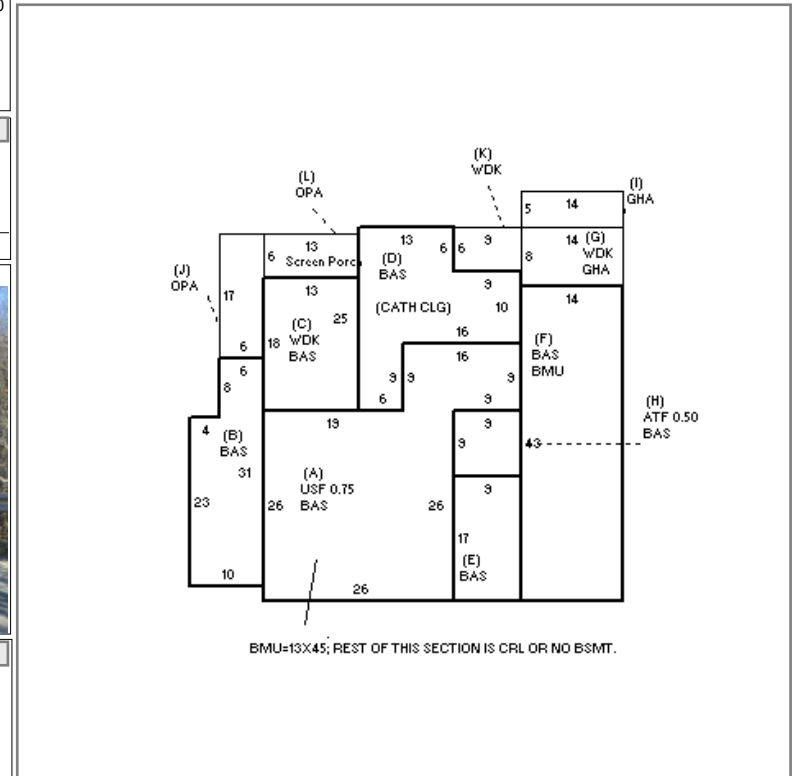
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R04	1.15		320,940
300	A	0.075	11	1.00	1	1.00	1	1.00	R04	1.15		2,370

TOTAL	37,026 SF	ZONING	RES	FRNT	273	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	323,300	281,100
Inf1	NO ADJ		BUILDING	1,055,700	862,700			
Inf2	NO ADJ		DETACHED	1,400	1,400			
			OTHER	185,400	150,500			
						TOTAL	1,565,800	1,295,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	E	1.80	E 1.00 15'23	2020	345	4.14	1,400	02/09/2022



BLDG COMMENTS
Bldg 1 #44 Shore Rd.



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BUILDING	CD	ADJ	DESC	MEASURE	2/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/9/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/10/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,552,532
NET AREA	3,135	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,168	1900	418.50	907,299	CONDITION ELEM	CD
\$NLA(RCN)	\$495	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	615	1900	353.82	217,599		
				ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BAS AREA	352	1900	418.50	147,310		
				ROOF COVER	2	WOOD SHINGLES	1.01	F	BMU	N	BSMT UNFINISHED	602		113.83	68,523		
				FLOOR COVER	1	HARDWOOD	1.00	+	GHA	N	GREENHOUSE	182		196.99	35,851		
				INT. FINISH	2	DRYWALL	1.00	H	ATF	N	FINISHED ATTIC	41		234.86	9,629		
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	180		110.78	19,940		
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	ATT WOOD DECK	400		76.37	30,549		
									BMU	N	BSMT UNFINISHED	585		122.12	71,443		
									F22	O	FPL 2S 2OP	1		31,490.50	31,491		
									MST	O	MASONRY STACK	1		4,498.40	4,498		
																EFF.YR/AGE	1980 / 42
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$1,055,700

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
MELANSON PAUL R & KELLY JOHN M		36-128-0	42 SHORE RD				
269 COMMERCIAL ST		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PROVINCETOWN, MA 02657							

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	%

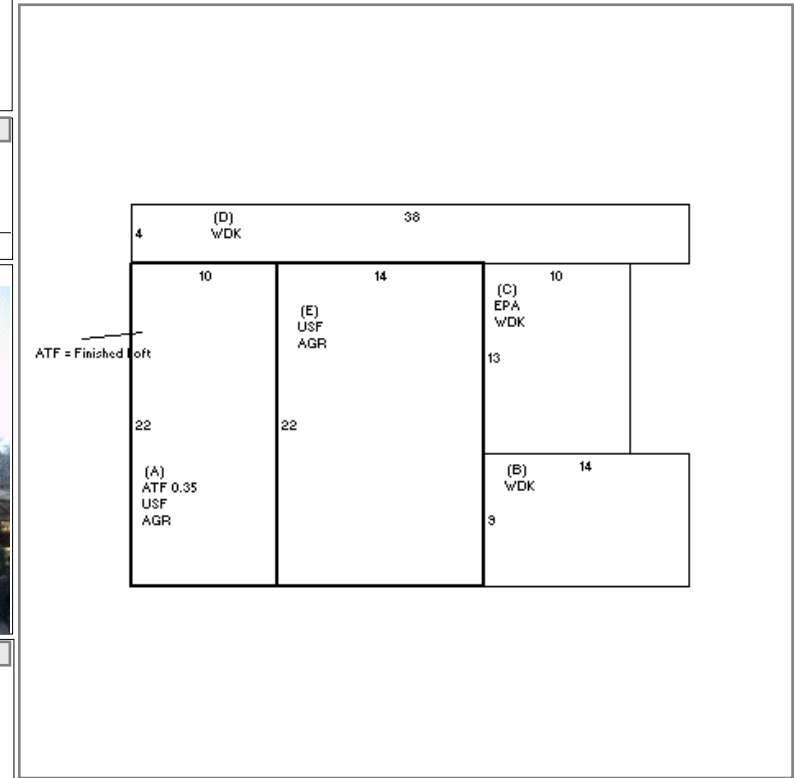
LAND

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	185,400	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/9/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/9/2022	LG
STYLE	17	1.00	GAR W/QTRS [100%]	REVIEW	11/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 Bldg #2Garage w/quarters above is 42 Shore Rd address. HVAC: Freestanding gas heating stove plus electric.

BUILDING

YEAR BLT	1988	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	264,804
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	AGR	N	ATTACHED GARAGE	528		102.53	54,137	CONDITION ELEM	CD
\$NLA(RCN)	\$502	OVERALL	0.910	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	528	1988	265.21	140,033		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	N	FINISHED ATTIC	77		174.27	13,419		
STORIES(FAR)	1	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	408		53.34	21,761		
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCL PORCH	130		153.86	20,002		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		10,014.70	10,015		
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC	0.95		MST	O	MASONRY STACK	1		3,337.90	3,338		
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1988 / 34
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$185,400