

Key: 1026

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 979

LEGAL

CURRENT OWNER		PARCEL ID			LOCATION		
408 ROUTE 6 REALTY TRUST TRS: YINGLING JOHN LOVE PO BOX 1013 PROVINCETOWN, MA 02657		36-140-0			408 RT 6		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
408 ROUTE 6 REALTY TRUST		11/29/2013	QS	400,000	27853-62		
RICE JOHN B & RELLA M		05/07/2007	O	439,000	22003-312		
CONLON ROSALIE		07/18/1997	L	143,500	10856-286		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	50	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
08-149	08/04/2008	30	CHECK DATA		06/13/2017	RJM	100 100
07-095	05/08/2007	7	GARAGE	25,000	06/05/2009	RJM	100 100
07-096	05/08/2007	5	DEMO	1,500	06/19/2008	RJM	100 100
07-097	05/08/2007	10	ALL OTHERS	8,000	06/19/2008	RJM	100 100
07-097	05/08/2007	10	ALL OTHERS	5,000	06/19/2008	RJM	100 100

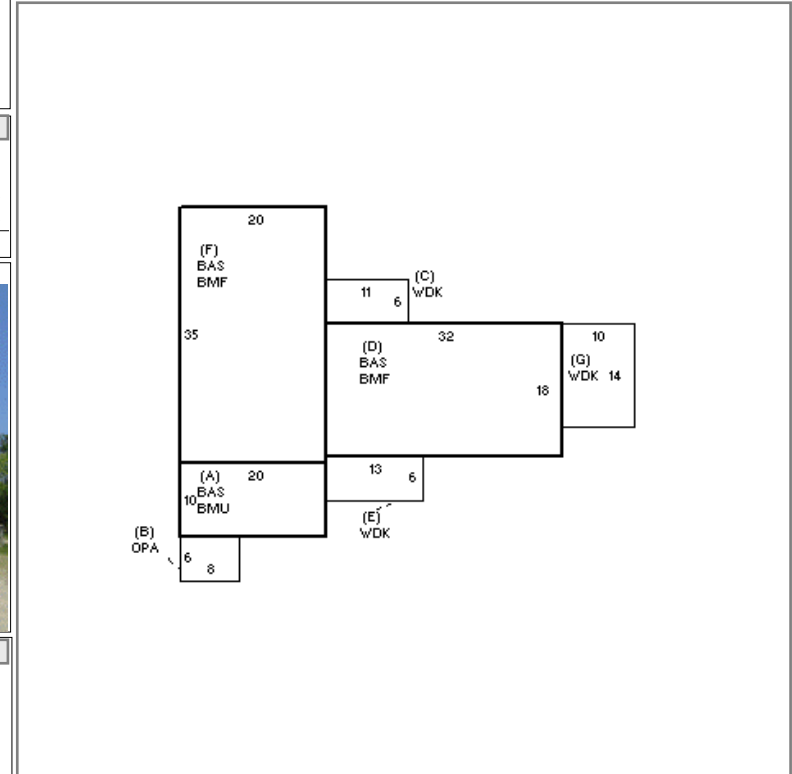
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	27,878	RT6	1.00	1	1.00	1	1.00	C02	1.00		276,200

TOTAL	27,878 SF	ZONING	GTC	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	N 2BED/2BATH + 720 SF COMM SPACE - 1 BUILDING - FORMER RESTAURANT				LAND	276,200	268,100
Infl1	NO ADJ	O FORMER RESTAURANT				BUILDING	240,200	236,500
Infl2	NO ADJ	E CHANGE TO MIXED USE FY99				DETACHED	2,100	2,000
		GALLERY AND RESIDENCE UC FY99				OTHER	0	0
						TOTAL	518,500	506,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G+ 0.95 10X14	2001	140	16.01	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/13/2017	RJM
MODEL	5		CIM	LIST	6/13/2017	EST
STYLE	19	2.04	MIXED USE [61%]	REVIEW	6/19/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BMF=APT

LOADING

YEAR BLT	1971	SIZE ADJ	1.085	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	571,889
NET AREA	1,476	DETAIL ADJ	2.016	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	200		79.18	15,836		
\$NLA(RCN)	\$387	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	900	1971	223.77	201,390		
				ROOF STRUCTURE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	48		61.69	2,961		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	284		58.84	16,711		
				FLOORING	1	HARDWOOD	1.00	D	BMF	N	BSMT FIN	576		157.71	90,840		
				INT FINISH	2	DRYWALL	1.02	D	BAS	L	BASE AREA	576	1971	223.77	128,890		
				H.V.A.C.	2	HOT WATER	1.02	F	BMF	N	BSMT FIN	700		157.71	110,396		
				FUEL SOURCE	1	OIL	1.00	F11	O	O	FPL 1S 1OP	1		4,865.00	4,865		
				COMPLEX	0		1.00										
																EFF.YR/AGE	1984 / 38
																COND	58 58 %
																FUNC	0
																ECON	0
																DEPR	58 % GD 42
																RCNLD	\$240,200