

Key: 115

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 54

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SEA GULL TRUST TRS: DANA W PAZOLT PO BOX 126 NO TRURO, MA 02652-0126				2-8-0				654 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEA GULL TRUST				12/29/2003	99		18073-10				
SEA GULL LLC				03/11/1999	B		12119-304				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-096	04/05/2017	10	ALL OTHERS	10,000	07/18/2018	JN	100	100
16-136X	06/24/2016	4	REHAB	4,000	06/12/2017	RJM	100	100
	05/12/2009	20	NO PERMIT		05/17/2011	MR	100	100
08-200	10/14/2008	10	ALL OTHERS	15,000	06/04/2009	RJM	100	100
97-021	02/01/1997	10	ALL OTHERS	2,400	01/01/2000		100	100

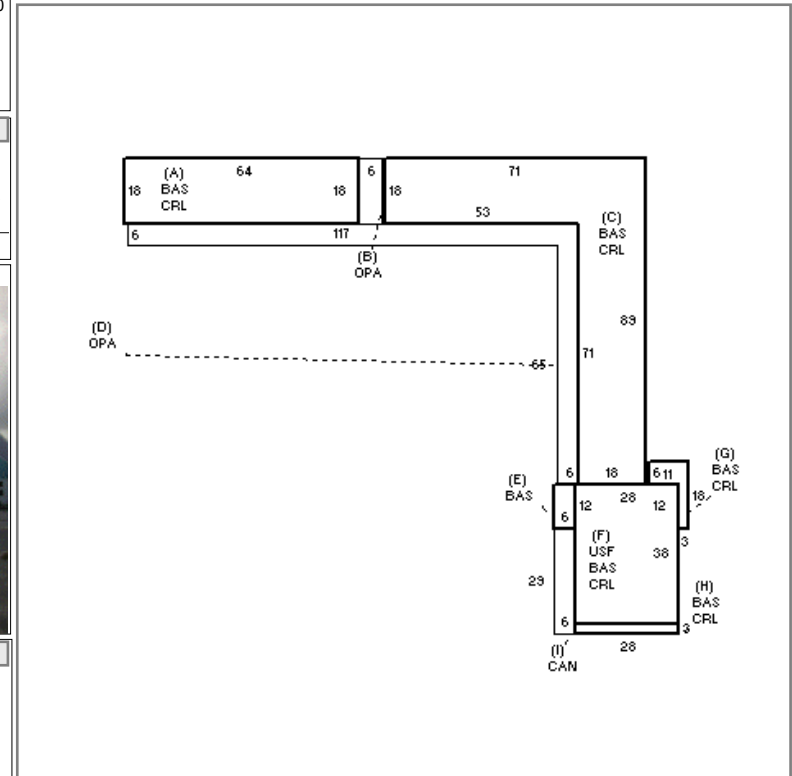
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	56,700	BPT	1.00	1	1,545,200	1.00	1	1.00	C04	4.00	2,011,310
303	A	0.828	BPT	1.00	1	104,800	1.00	1	1.00	C04	4.00	86,770

TOTAL	2.130 Acres	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	2,098,100	2,036,900
Infl1	NO ADJ					BUILDING	380,900	376,000
Infl2	NO ADJ					DETACHED	7,200	7,000
						OTHER	482,900	475,500
						TOTAL	2,969,100	2,895,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	A	1.00	G- 0.85	10X8 WOOD	1970	80	46.40
APV	A	1.00	A- 0.70			8,100	0.70
							3,200
							4,000



BLDG COMMENTS
SEAGULL MOTEL
12 UNITS & MANAGER'S UNIT/CLOSED AS MOTEL



DET
ACH
ED

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2011	MR
MODEL	5		CIM	LIST	10/4/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/16/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1958	SIZE ADJ	0.830	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,002,332	
NET AREA	6,094	DETAIL ADJ	1.852	FOUNDATION	3	CONTIN WALL	1.00	+	CRL	N	CRAWL SPACE	4,958		16.10	79,824	CONDITION ELEM	CD	
\$NLA(RCN)	\$164	OVERALL	1.000	EXTERIOR WALL	7	STUCCO	1.00	+	OPA	N	OPEN PORCH	1,236		39.02	48,226			
				ROOF STRUCTURE	1	GABLE	1.00	+	BAS	L	BASE AREA	5,030	1958	141.54	711,963			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	USF	L	UP-STRY FIN	1,064	1958	141.54	150,602			
				FLOORING	3	WW/ CARPET	1.00	I	CAN	N	CANOPY	174		28.50	4,959			
				INT FINISH	2	DRYWALL	1.02		F21	O	FPL 2S 10P	1		6,758.00	6,758			
				H.V.A.C.	5	ELECTRIC	0.98											
				FUEL SOURCE	1	OIL	1.00											
				COMPLEX	0		1.00											
																	EFF.YR/AGE	1980 / 42
																	COND	62 62 %
																	FUNC	0
																	ECON	0
																	DEPR	62 % GD 38
																	RCNLD	\$380,900

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LEGAL

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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

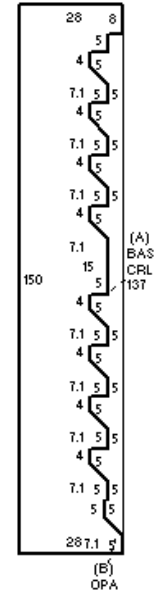
LAND

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	279,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/04/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2011	MR
MODEL	5		CIM	LIST	10/4/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/16/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	0.895	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,395	DETAIL ADJ	1.852	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	3,395		16.10	54,660
\$NLA(RCN)	\$179	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	3,395	1979	152.63	518,172
				ROOF STRUCTURE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	806		42.07	33,911
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOORING	3	WW/ CARPET	1.00								
				INT FINISH	2	DRYWALL	1.02								
				H.V.A.C.	5	ELECTRIC	0.98								
				FUEL SOURCE	0		1.00								
				COMPLEX	0		1.00								

TOTAL RCN	606,743	
CONDITION ELEM	CD	
EFF.YR/AGE	1988 / 34	
COND	54	54 %
FUNC	0	
ECON	0	
DEPR	54	% GD 46
RCNLD	\$279,100	