

Key: 1288

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.287

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BELVERNON LLC PO BOX 1768 95 COMMERCIAL STREET WELLFLEET, MA 02667				39-163-0				364 RT 6				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BELVERNON LLC				12/17/2014	QS	2,000,000	28579-52					
CAPE VIEW ENTERPRISES INC				03/02/1992	99	7897-225	7897-225					
SENTRY BANK-RESOLUTION TR				07/05/1991	L	632,456	7601-146					
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	93,000	RT6	1.00	1	386,300	1.00	1	1.00	C02	1.00	824,750
303	A	0.896	RT6	1.00	1	26,200	1.00	1	1.00	C02	1.00	23,480

LAND

TOTAL	3.031 Acres	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	N O T E	FY18: SF corrected according to plan. DISTANT WATER VIEW			LAND	848,200	823,500
Inf1	NO ADJ		BUILDING	1,083,600	1,077,600			
Inf2	NO ADJ		DETACHED	43,100	41,500			
			OTHER	365,300	364,200			
<b>TOTAL</b>			<b>TOTAL</b>	<b>2,340,200</b>	<b>2,306,800</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75		15,000	0.70	7,900
SN2	+	1.10	A 0.75 6X6	2015	36	51.04	1,400
SHF	A	1.00	F 0.60 8X10	1965	80	16.47	800
SPC	G	1.18	A 0.75 17X43	1965	731	43.81	24,000
C04	A	1.00	A 0.75	1965	200	9.50	1,400
LH1	M	0.60	A 0.75		9	1,130.40	7,600

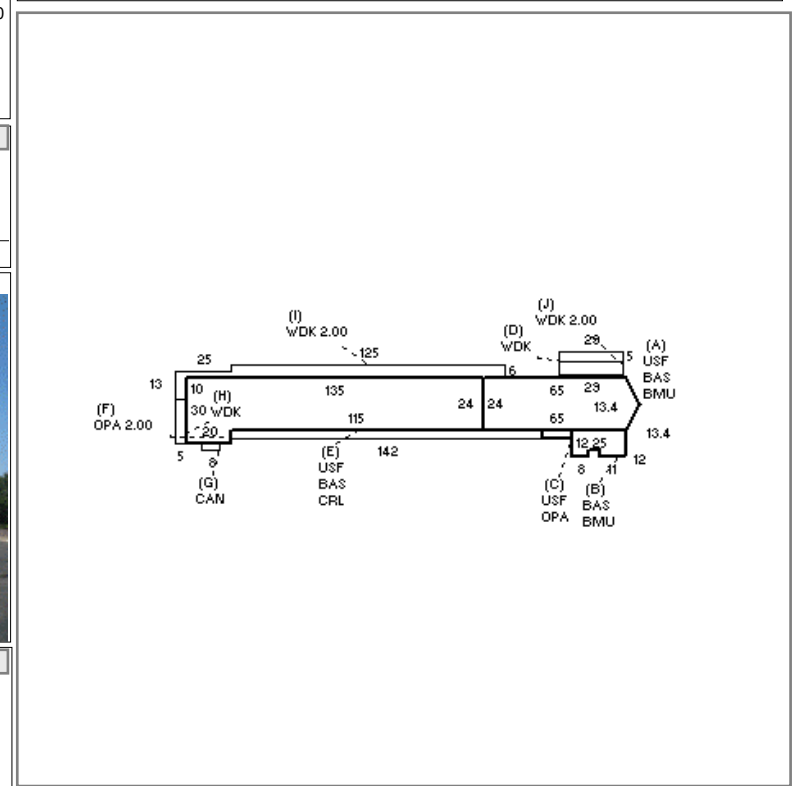


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-056X	03/04/2019	11	COMMERCIAL	10,000	07/28/2020	PJK	100	100
18-353	10/04/2018	9	DECK	49,336	03/01/2019	LG	100	100
16-238	10/13/2016	3	REPAIR/REMOD	75,000	07/18/2018	JN	100	100
15-01S	03/04/2015	99	ALL OTHER		03/14/2016	RJM	100	100
10-001	01/12/2010	90	BP NVC	15,000	05/18/2011	MR	100	100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2011	DF
MODEL	5		CIM	LIST	11/1/2011	DF
STYLE	43	1.95	MOTEL/HOTEL [97%]	REVIEW	3/15/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
CAPE VIEW MOTEL / 21 EFF / MGRS APT-2BR



LOADING

YEAR BLT	1962	SIZE ADJ	0.788	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,836,615
NET AREA	10,315	DETAIL ADJ	1.852	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNF	1,911		52.83	100,957	CONDITION ELEM	CD
\$NLA(RCN)	\$178	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	4,992	1962	149.29	745,276		
				ROOF STRUCTURE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	5,044	1962	149.29	753,040		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	279	1962	149.29	41,653		
				FLOORING	3	WW/ CARPET	1.00	+	OPA	N	OPEN PORCH	1,188		41.15	48,891		
				INT FINISH	2	DRYWALL	1.02	+	WDK	N	WOOD DECK	2,343		39.26	91,980		
				H.V.A.C.	5	ELECTRIC	0.98	E	CRL	N	CRAWL SPACE	3,360		16.10	54,096		
				FUEL SOURCE	3	ELECTRIC	1.00	G	CAN	N	CANOPY	24		30.08	722		
				COMPLEX	0		1.00										
																EFF.YR/AGE	1997 / 25
																COND	41 41 %
																FUNC	0
																ECON	0
																DEPR	41 % GD 59
																RCNLD	\$1,083,600

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

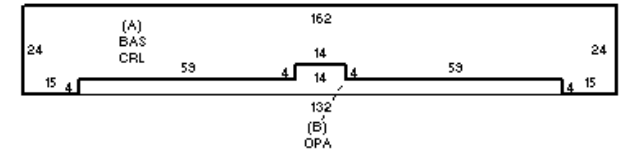
LAND

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	365,300	
Infl1		BUILDING			
Infl2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2011	DF
MODEL	5		CIM	LIST	11/1/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

10 ROOMS

YEAR BLT	1965	SIZE ADJ	0.895	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	664,215
NET AREA	3,304	DETAIL ADJ	1.926	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	3,304		16.10	53,194	CONDITION ELEM	CD
\$NLA(RCN)	\$201	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	A	BAS	L	BASE AREA	3,304	1965	176.34	582,633		
				ROOF STRUCTURE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	584		48.61	28,388		
				ROOF COVER	1	ASPH/COMP SHIN	1.00										
				FLOORING	3	WW/ CARPET	1.00										
				INT FINISH	2	DRYWALL	1.02										
				H.V.A.C.	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% A/C		100	1.00														
% SPRINKLERS		0	1.00														
EFF.YR/AGE		1995 / 27															
COND	45		45 %														
FUNC	0																
ECON	0																
DEPR	45		% GD	55													
RCNLD				\$365,300													