Key: 1290

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.290

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINKLER ROUTE SIX TRUST TRS: WINKLER MICHAEL F PO BOX 1110 TRURO, MA 02666-1110	39-166-0	1 NOONS HGTS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINKLER ROUTE SIX TRUST	11/14/2003	QS	750,000	17926-238
NOONS PAULA A	02/13/1998	J		11224-147
NOONS DONALD W & PAULA A	11/30/1992	A		8330-254

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SMALL RETAIL		1	1 of 3

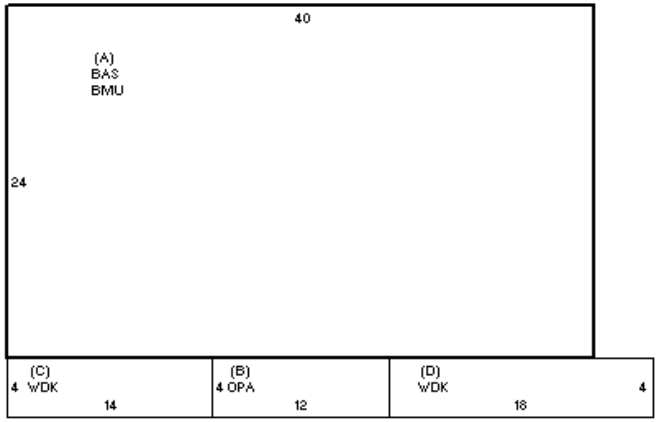
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		20	NO PERMIT		09/04/2018	MR	100	100
09-142	08/19/2009	11	COMMERCIAL	250,000	06/08/2010	JH	100	100
	07/07/2008	20	NO PERMIT		06/05/2009	RJM	100	100
05-028	03/22/2005	90	BP NVC	10,000	04/18/2006	RJM	100	100
04-220	12/14/2004	11	COMMERCIAL	5,000	09/13/2005	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	33,750	RT6	1.00	1	1.00	1	1.00	386,300	1.00	1	1.00	C02	1.00			299,360
203	A	0.775	RT6	1.00	1	1.00	1	1.00	76,800	1.00	1	1.00	C02	1.00			59,520
303	A	2.880	RT6	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	C02	1.00			75,460

TOTAL	4.430 Acres	ZONING	GR6	FRNT	0
Nbhd	ROUTE 6	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	434,300	421,900
BUILDING	152,300	149,400
DETACHED	10,800	10,300
OTHER	542,500	534,700
TOTAL	**1,139,900**	**1,116,300**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A	0.75	10X12	1997	120	16.01	1,400
SHF	A	1.00	A	0.75	10X12	1997	120	16.01	1,400
SHF	A	1.00	A+	0.80	12X16+3X8	1997	216	14.85	2,600
SHM	A	1.00	A	0.75	12X16		192	15.14	2,200
DGC	A	1.00	A	0.75	8X12		96	43.85	3,200

PHOTO 11/01/2011

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	20	1.95	OFFICE BUILDING [100%]
QUALITY	-	0.90	AVE-/LOW+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/1/2011	DF
LIST	11/1/2011	DF
REVIEW	11/9/2011	DF

YEAR BLT	1991	SIZE ADJ	1.271
NET AREA	960	DETAIL ADJ	1.972
$NLA(RCN)	$324	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% A/C	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXTERIOR WALL	2	CLAP BOARD	1.00
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	3	WW/ CARPET	1.00
INT FINISH	3	WOOD PANEL	1.07
H.V.A.C.	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	960		81.67	78,401
A	BAS	L	BASE AREA	960	1991	230.79	221,560
B	OPA	N	OPEN PORCH	48		63.63	3,054
+	WDK	N	WOOD DECK	128		60.69	7,768

TOTAL RCN	310,783
CONDITION ELEM	CD

EFF.YR/AGE	1991 / 31	
COND	51	51 %
FUNC	0	
ECON	0	
DEPR	51	% GD 49
RCNLD	$152,300	

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SMALL RETAIL		2	2 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

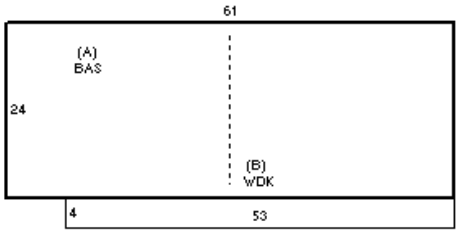
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	112,300	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/01/2011



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	53	1.13	STORAGE GARAGE [100%]
QUALITY	-	0.90	AVE-/LOW+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/1/2011	DF
LIST	11/1/2011	DF
REVIEW	11/9/2011	DF

BLDG COMMENTS

MODULAR/YOGA STUDIO

YEAR BLT	2005	SIZE ADJ	1.085
NET AREA	1,464	DETAIL ADJ	0.987
$NLA(RCN)	$102	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% A/C	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXTERIOR WALL	4	VINYL	1.01
ROOF STRUCTURE	4	FLAT/SHED	0.98
ROOF COVER	10	METAL	0.98
FLOORING	4	VINYL	0.98
INT FINISH	2	DRYWALL	1.02
H.V.A.C.	7	FL/WALL FURNACE	0.95
FUEL SOURCE	3	ELECTRIC	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,464	2005	98.56	144,298
B	WDK	N	WOOD DECK	212		25.92	5,495

TOTAL RCN	149,793
CONDITION ELEM	CD

EFF.YR/AGE	2005 / 17	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$112,300

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	100	SMALL RETAIL		3	3 of 3

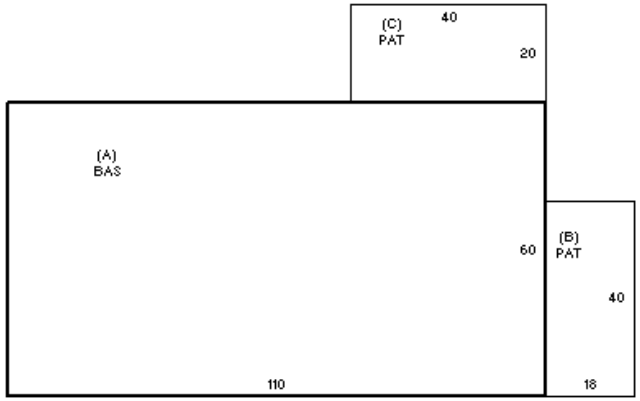
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	430,200	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/01/2011

BLDG COMMENTS

GFM ENTERPRISES

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	53	1.13	STORAGE GARAGE [100%]
QUALITY	L	0.83	LOW COST [100%]
FRAME	4	1.00	METAL FRAME [100%]

MEASURE	11/1/2011	DF
LIST	11/1/2011	DF
REVIEW	11/9/2011	DF

YEAR BLT	2009	SIZE ADJ	0.825
NET AREA	6,600	DETAIL ADJ	1.100
$NLA(RCN)	$79	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% A/C	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXTERIOR WALL	19	PRE-FAB METAL	1.01
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	10	METAL	0.98
FLOORING	9	CONCRETE	0.95
INT FINISH	6	MINIMUM	0.95
H.V.A.C.	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	6,600	2009	77.05	508,562
+	PAT	N	PATIO	1,520		6.40	9,732

TOTAL RCN 518,294

CONDITION ELEM	CD

EFF.YR/AGE 2009 / 13

COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83

RCNLD $430,200