

Key: 1291

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.293

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
TRI-S PROPERTIES LLC PO BOX 1081 TRURO, MA 02666-1081				39-167-0				352 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TRI-S PROPERTIES LLC				07/07/2006	O	1,200,000		(180541)			
PILGRIM SPRING MOTEL INC				12/24/1997	B			(147002)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-121	04/05/2021	80	SOLAR TAXABL	175,000	06/05/2023	TCK	0	0
15-205	08/18/2015	3	REPAIR/REMOD	10,000	03/14/2016	RJM	100	100
15-004	01/09/2015	3	REPAIR/REMOD	3,500	03/14/2016	RJM	100	100
14-222	10/24/2014	11	COMMERCIAL	8,000	06/25/2015	RJM	100	100
13-274	10/25/2013	3	REPAIR/REMOD	20,000	06/12/2014	RJM	100	100

LEGAL 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	299,360
303	A	0.775	RT6	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	20,310
303	A	1.950	RT6	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	51,090

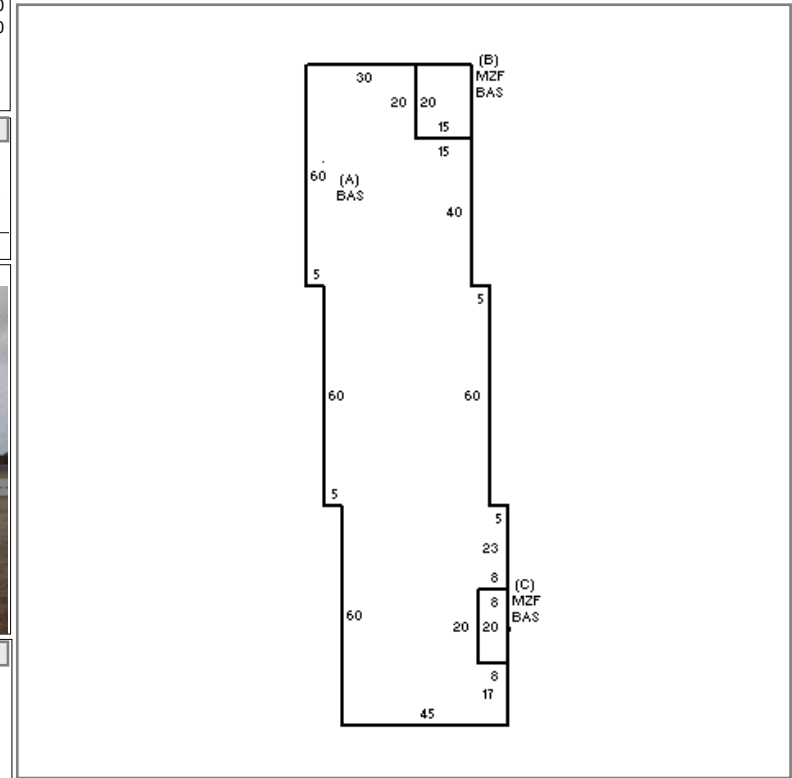
DETACHED

TOTAL	3.500 Acres		ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6		NOTE				LAND	370,800	360,100
Infl1	NO ADJ			BUILDING	474,600	468,000			
Infl2	NO ADJ			DETACHED	1,300	1,300			
				OTHER	1,745,700	1,718,700			
						<b>TOTAL</b>	<b>2,592,400</b>	<b>2,548,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/01/2011
SN2	A	1.00	G+ 0.95 WOOD-5X6	2008	30	46.40	1,300		

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2011	DF
MODEL	5		CIM	LIST	11/1/2011	DF
STYLE	53	1.13	STORAGE GARAGE [100%]	REVIEW	6/23/2022	EMZ
QUALITY	L	0.83	LOW COST [100%]			
FRAME	6	1.03	STRUCT STEEL [100%]			

BLDG COMMENTS						
TRADESMAN PARK/9 UNITS						



BU I L D I N G

YEAR BLT	2007	SIZE ADJ	0.805	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,728		
NET AREA	8,100	DETAIL ADJ	1.064	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	8,100	2007	72.72	589,003	CONDITION ELEM CD			
\$NLA(RCN)	\$74	OVERALL	1.000	EXTERIOR WALL	19	PRE-FAB METAL	1.01	+	MZF	N	FIN MEZ	460		18.48	8,501				
				ROOF STRUCTURE	1	GABLE	1.00		MZU	N	UNF MEZ	240		13.43	3,224				
				ROOF COVER	10	METAL	0.98												
				FLOORING	9	CONCRETE	0.95												
				INT FINISH	6	MINIMUM	0.95												
				H.V.A.C.	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				COMPLEX	0		1.00												
																EFF.YR/AGE	2007 / 15		
																COND	21 21 %		
																FUNC	0		
																ECON	0		
																DEPR	21	% GD	79
																RCNLD	\$474,600		

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
TRI-S PROPERTIES LLC PO BOX 1081 TRURO, MA 02666-1081		39-167-0	352 RT 6			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	WAREHOUSE				2	2 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

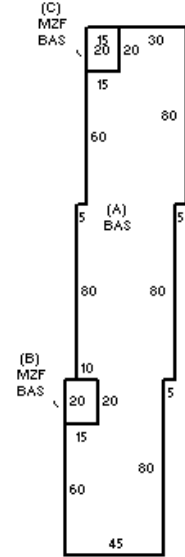
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	644,600	
Inf1		BUILDING			
Inf2		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/01/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2011	DF
MODEL	5		CIM	LIST	11/1/2011	DF
STYLE	53	1.13	STORAGE GARAGE [100%]	REVIEW	6/23/2022	EMZ
QUALITY	L	0.83	LOW COST [100%]			
FRAME	6	1.03	STRUCT STEEL [100%]			

BLDG COMMENTS
12 UNITS

YEAR BLT	2009	SIZE ADJ	0.785	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	776.638
NET AREA	10,800	DETAIL ADJ	1.064	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	10,800	2009	70.91	765,825	CONDITION ELEM	CD
\$NLA(RCN)	\$72	OVERALL	1.000	EXTERIOR WALL	19	PRE-FAB METAL	1.01	+	MZF	N	FIN MEZ	600		18.02	10,813		
CAPACITY		UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00										
STORIES		1	1.00	ROOF COVER	10	METAL	0.98										
% HEATED		100	1.00	FLOORING	9	CONCRETE	0.95										
% A/C		0	1.00	INT FINISH	6	MINIMUM	0.95										
% SPRINKLERS		0	1.00	H.V.A.C.	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				COMPLEX	0		1.00										
																EFF.YR/AGE	2009 / 13
																COND	17 17 %
																FUNC	0
																ECON	0
																DEPR	17 % GD 83
																RCNLD	\$644,600

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	WAREHOUSE				3	3 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

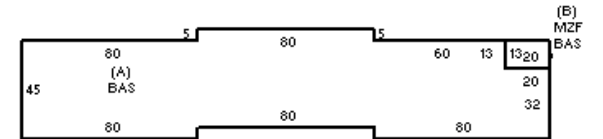
LAND

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 BUILDING DETACHED OTHER TOTAL	654,900	
Infl1					
Infl2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/01/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2011	DF
MODEL	5		CIM	LIST	11/1/2011	DF
STYLE	53	1.13	STORAGE GARAGE [100%]	REVIEW	6/23/2022	EMZ
QUALITY	L	0.83	LOW COST [100%]			
FRAME	6	1.03	STRUCT STEEL [100%]			

YEAR BLT	2011	SIZE ADJ	0.785	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	10,800	DETAIL ADJ	1.064	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	10,800	2011	70.91	765,825
\$NLA(RCN)	\$71	OVERALL	1.000	EXTERIOR WALL	19	PRE-FAB METAL	1.01	B	MZF	N	FIN MEZ	260		18.02	4,686
CAPACITY		UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00								
STORIES		1	1.00	ROOF COVER	10	METAL	0.98								
% HEATED		100	1.00	FLOORING	9	CONCRETE	0.95								
% A/C		0	1.00	INT FINISH	6	MINIMUM	0.95								
% SPRINKLERS		0	1.00	H.V.A.C.	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				COMPLEX	0		1.00								

TOTAL RCN	770,511
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$654,900

