

Key: 137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 78

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION				
LEXVEST 640 SHORE LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754		2-11-0	640 SHORE RD				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		LEXVEST 640 SHORE LLC		06/28/2018	QS	1,850,000	31372-286
		NEAREN & CUBBERLEY NOMINE		11/17/1992	99	8309-134+	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3450	100	RESORT CONDO			1	1 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-085X	03/07/2023	4	REHAB	5,000	06/27/2023	LG	100 100
23-025X	01/18/2023	4	REHAB	4,000	06/27/2023	LG	100 100
23-015	01/11/2023	4	REHAB	40,000	06/27/2023	LG	100 100
23-016	01/11/2023	4	REHAB	35,000	06/27/2023	LG	100 100
19-379	11/19/2019	11	COMMERCIAL	30,000	03/18/2021	TCK	100 100

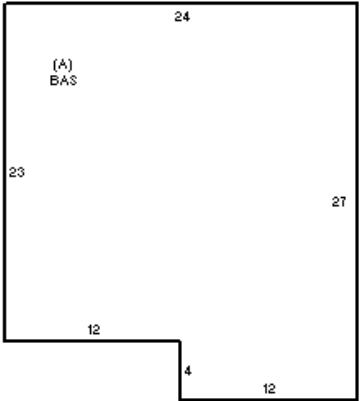
LAND

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

TOTAL	1.250 Acres	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	OPERATING AS COTTAGE COLONY - TRURO BEACH COTTAGES.COM			LAND	0	0
Inf1			BUILDING	378,500	329,400			
Inf2			DETACHED	0	0			
			OTHER	2,480,400	2,159,400			
						TOTAL	2,858,900	2,488,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/18/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	10		CONDO	LIST	9/29/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]	TruroBeachCottages.com 2/23/2009 FOR CONVERSION TO 11-UNIT CONDO RESORT. BLDG 1 IS COTTAGE 11 (YEAR-ROUND MGR'S UNIT PER COVENANT BK 23377/83)		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	600	DETAIL ADJ	0.785	COMPLEX	58	TRURO BEACH	0.77	A	BAS	L	BASE CONDO AREA	600	1940	713.36	428,018
\$NLA(RCN)	\$717	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00								
				BASEMENT	5	NO BASEMENT	1.00								
				HEATING	8	HEAT PUMP	1.02								
				FUEL SOURCE	3	ELECTRIC	1.00								
				PLUMBING	1	STANDARD	1.00								
				VIEW/LOC	3	AVG	1.00								

TOTAL RCN	430,118
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE 1983 / 39	
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$378,500

Key: 137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 79

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST 640 SHORE LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				2-11-0				640 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3450	100	RESORT CONDO					2	2 of 10	
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	329,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/27/2023

(A) BAS

23

20

(B) OPA

7

20

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	10		CONDO	LIST	9/29/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	374,184	
NET AREA	460	DETAIL ADJ	0.785	COMPLEX	58	TRURO BEACH	0.77	A	BAS	L	BASE CONDO AREA	460	1940	792.63	364,608			
\$NLA(RCN)	\$813	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	B	OPA	N	OPEN PORCH	140		53.40	7,476			
				BASEMENT	5	NO BASEMENT	1.00											
				HEATING	8	HEAT PUMP	1.02											
				FUEL SOURCE	3	ELECTRIC	1.00											
				PLUMBING	1	STANDARD	1.00											
				VIEW/LOC	3	AVG	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
PCT COMM INT		0	1.00															
																CONDITION ELEM	CD	
																EXTERIOR	A	
																INTERIOR	G	
																KITCHEN	U	
																BATHS	U	
																HEAT/ELEC	U	
																EFF.YR/AGE	1983 / 39	
																COND	12 12 %	
																FUNC	0	
																ECON	0	
																DEPR	12 % GD 88	
																RCNLD	\$329,300	

Key: 137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 80

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST 640 SHORE LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				2-11-0				640 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3450	100	RESORT CONDO				3	3 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

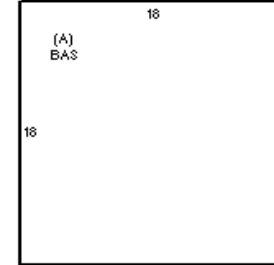
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	-------	----------	-----	-------	-----	----	------------	-----------

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	253,500	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BLDG COMMENTS
COTTAGE 2

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	10		CONDO	LIST	9/29/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.180
NET AREA	324	DETAIL ADJ	0.761
\$NLA(RCN)	\$889	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		3	1.00
BEDROOMS		1	.97
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
PCT COMM INT		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	58	TRURO BEACH	0.77	A	BAS	L	BASE CONDO AREA	324	1940	882.68	285,989
CONDO STYLE	4	COTTAGE	1.00								
BASEMENT	5	NO BASEMENT	1.00								
HEATING	8	HEAT PUMP	1.02								
FUEL SOURCE	3	ELECTRIC	1.00								
PLUMBING	1	STANDARD	1.00								
VIEW/LOC	3	AVG	1.00								

TOTAL RCN	288,089
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$253,500

Key: 137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 83

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST 640 SHORE LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				2-11-0				640 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3450	100	RESORT CONDO					6	6 of 10	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

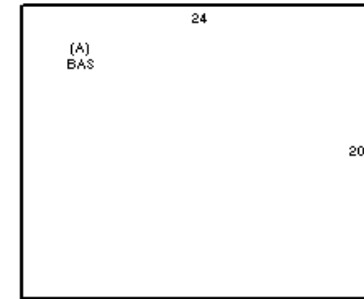
LAND

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	331,000	
Infl1					
Infl2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

COTTAGE 5

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	10		CONDO	LIST	9/29/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	480	DETAIL ADJ	0.785
\$NLA(RCN)	\$784	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	58	TRURO BEACH	0.77	A	BAS	L	BASE CONDO AREA	480	1940	779.30	374,066
CONDO STYLE	4	COTTAGE	1.00								
BASEMENT	5	NO BASEMENT	1.00								
HEATING	8	HEAT PUMP	1.02								
FUEL SOURCE	3	ELECTRIC	1.00								
PLUMBING	1	STANDARD	1.00								
VIEW/LOC	3	AVG	1.00								

TOTAL RCN	376,166
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$331,000

Key: 137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 84

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
LEXVEST 640 SHORE LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754		2-11-0	640 SHORE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3450	100	RESORT CONDO				7	7 of 10	
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	294,800	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2021





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	10		CONDO	LIST	9/29/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.105	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	396	DETAIL ADJ	0.785	COMPLEX	58	TRURO BEACH	0.77	A	BAS	L	BASE CONDO AREA	396	1940	840.58	332,871
\$NLA(RCN)	\$846	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00								
CAPACITY		UNITS	ADJ	BASEMENT	5	NO BASEMENT	1.00								
STORIES(FAR)		1	1.00	HEATING	8	HEAT PUMP	1.02								
ROOMS		4	1.00	FUEL SOURCE	3	ELECTRIC	1.00								
BEDROOMS		2	1.00	PLUMBING	1	STANDARD	1.00								
BATHROOMS		1	1.00	VIEW/LOC	3	AVG	1.00								
FIXTURES		3	\$2,100												
PCT COMM INT		0	1.00												

TOTAL RCN	334,971
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$294,800

Key: 137

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 87

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST 640 SHORE LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				2-11-0				640 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3450	100	RESORT CONDO					10	10 of 10	
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	338,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

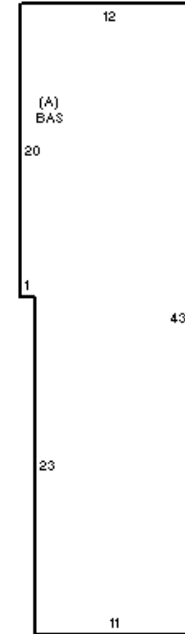
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 DUPLEX (UNITS 9 & 10) UNIT 9 has studio layout, UNIT 10 is one-bedroom.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	10		CONDO	LIST	9/29/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	493	DETAIL ADJ	0.785
\$NLA(RCN)	\$779	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
PCT COMM INT	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	58	TRURO BEACH	0.77
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	8	HEAT PUMP	1.02
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	493	1940	770.65	379,928

TOTAL RCN	384,128
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$338,000