

Key: 1768

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.785

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
PERRY CLAIRE A LIVING TRUST C/O TRURO CENTRAL VILLAGE, LLC PO BOX 1016 TRURO, MA 02666		42-186-0		300 RT 6	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TRURO CENTRAL VILLAGE, LL		07/26/2023	F	1 (233527)	
PERRY CLAIRE A LIVING TRU		05/11/2011	99	(194230)	
PERRY CLAIRE A		02/17/1999	J	(152051)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SMALL RETAIL			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18-004X	01/08/2018	4	REHAB	60,000	08/21/2018	LG	100 100
17-118	05/01/2017	3	REPAIR/REMOD	2,000	06/13/2019	TCK	100 100
15-03S	05/26/2015	99	ALL OTHER		03/14/2016	RJM	100 100
14-106	05/27/2014	2	ADDITION	50,000	06/25/2015	RJM	100 100
11-013	01/28/2011	3	REPAIR/REMOD	2,500	10/31/2011	DF	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.895	RT6	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	23,450

DETACHED

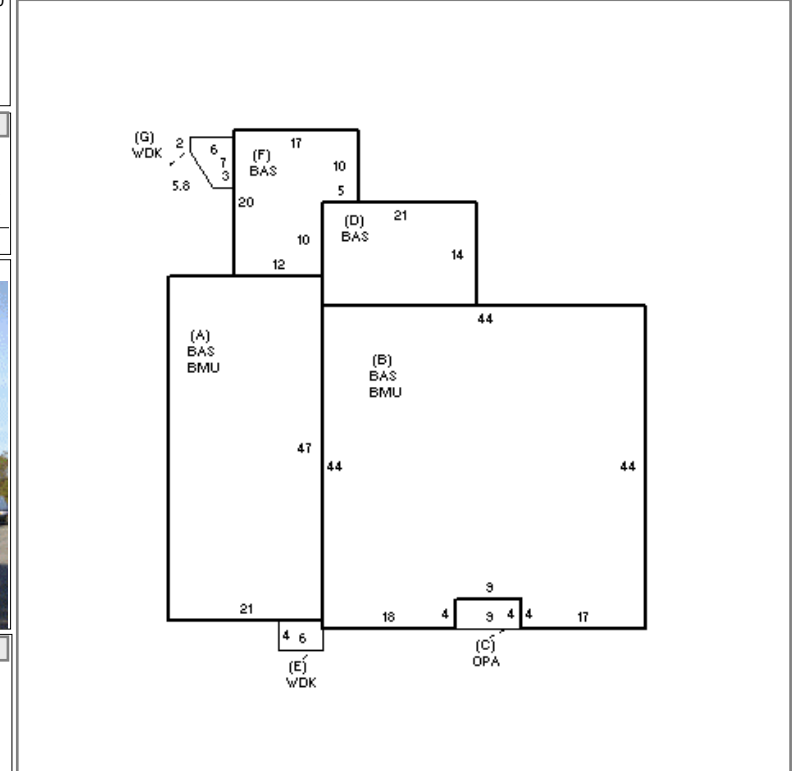
TOTAL	1.670 Acres	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	NOTE GB	LAND	322,800	313,400			
Inf1	NO ADJ		BUILDING	202,600	202,600			
Inf2	NO ADJ		DETACHED	5,200	5,000			
			OTHER	271,600	275,700			
			TOTAL	802,200	796,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN3	A	1.00	A 0.75 WOOD-4X8	1990	32	102.30	2,500
APV	A	1.00	A 0.75	1990	5,200	0.70	2,700



PHOTO 10/31/2011

BLDG COMMENTS
TRURO CENTRE VILLAGE-HILLSIDE FARM STAND/TRURO LIQUORS/THOMAS BROWN REAL ESTATE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2011	DF
MODEL	5		CIM	LIST	10/31/2011	DF
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	7/2/2015	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	0.893	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	810,209
NET AREA	3,471	DETAIL ADJ	1.963	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	2,887		63.46	183,201	CONDITION ELEM	CD
\$NLA(RCN)	\$233	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	2,887	1990	179.33	517,719		
				ROOF STRUCTURE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	36		49.44	1,780		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAS	L	BASE AREA	294	2007	179.33	52,722		
				FLOORING	3	WW/ CARPET	1.00	+	WDK	N	WOOD DECK	59		47.15	2,782		
				INT FINISH	2	DRYWALL	1.02	F	BAS	L	BASE AREA	290	2014	179.33	52,005		
				H.V.A.C.	9	WM/CL AIR PKGE	1.04										
				FUEL SOURCE	2	GAS	1.00										
				COMPLEX	0		1.00										
																EFF.YR/AGE	1992 / 30
																COND	50 50 %
																FUNC	0
																ECON	25
																DEPR	75 % GD 25
																RCNLD	\$202,600

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.786

LEGAL

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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 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

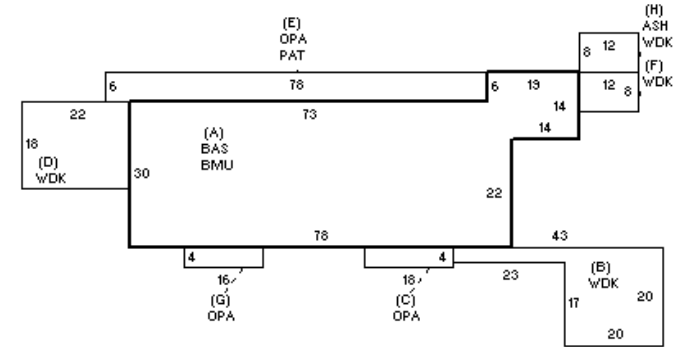
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	271,600	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/31/2011
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2011	DF	BLDG COMMENTS
MODEL	5		CIM	LIST	10/31/2011	EST	CAPE TIP FISH MKT/ HAIRBENDERS/BOX LUNCH WALK-OUT BMU
STYLE	31	1.95	STORE(SM. RET) [100%]	REVIEW	3/5/2013	BE	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	1998	SIZE ADJ	0.945	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	754,458															
NET AREA	2,566	DETAIL ADJ	1.963	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	2,566		67.15	172,313	CONDITION ELEM	CD															
\$NLA(RCN)	\$294	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	2,566	1998	189.77	486,950																	
				ROOF STRUCTURE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,057		49.90	52,745																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	604		52.31	31,596																	
				FLOORING	3	WW/ CARPET	1.00	E	PAT	N	PATIO	468		15.77	7,379																	
				INT FINISH	2	DRYWALL	1.02	H	ASH	N	ATT SHED	96		36.20	3,475																	
				H.V.A.C.	9	WM/CL AIR PKGE	1.04																									
				FUEL SOURCE	2	GAS	1.00																									
				COMPLEX	0		1.00																									
				<table border="1"> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES</td> <td>1</td> <td>1.00</td> </tr> <tr> <td>% HEATED</td> <td>100</td> <td>1.00</td> </tr> <tr> <td>% A/C</td> <td>100</td> <td>1.00</td> </tr> <tr> <td>% SPRINKLERS</td> <td>0</td> <td>1.00</td> </tr> </table>														CAPACITY	UNITS	ADJ	STORIES	1	1.00	% HEATED	100	1.00	% A/C	100	1.00	% SPRINKLERS	0	1.00
CAPACITY	UNITS	ADJ																														
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																FUNC	0															
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																DEPR	64 % GD 36															
																RCNLD	\$271,600															