

Key: 1854

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.878

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CURRENT OWNER				PARCEL ID				LOCATION			
COSTA WILLIAM C PO BOX 690 TRURO, MA 02666-0690				42-274-0				316 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COSTA WILLIAM C				05/06/1993	L	70,000	8559-292				
NEW BANK OF NEW ENGLAND				01/28/1992	L	112,000	7851-208				
THE TRURO PLACE RLTY TRST				06/03/1988	99		6288-184+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-040	03/12/2010	99	ALL OTHER		05/08/2013	TL	100	100
10-024	02/26/2010	90	BP NVC	7,000	05/18/2011	MR	100	100
09-070	04/17/2009	90	BP NVC	10,500	05/18/2011	MR	100	100
08-08S	07/23/2008	99	ALL OTHER	800	06/03/2010	JH	100	100
					06/04/2009	RJM	100	100

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	C02	1.00	299,360
203	A	0.105	RT6	1.00	1	1.00	1	1.00	76,800	1.00	1	1.00	C02	1.00	8,060

TOTAL	38,333 SF	ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	N 42-274 (LOT 2 436-45) WAS TO BE COMBINED WITH O 42-274A (LOT 4 460-37) BUT PARCELS ARE HELD IN T DIFFERENT TITLE; SEE 11/3/04 LETTER TO OWNER E IN PRC FILE.				LAND	307,400	298,400
Inf1	NO ADJ					BUILDING	294,900	289,600
Inf2	NO ADJ					DETACHED	15,000	14,500
						OTHER	531,100	525,200
						<b>TOTAL</b>	<b>1,148,400</b>	<b>1,127,700</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75	1990	5,000	0.70	2,600
CLR	V	1.50	E 1.00 8X12	2007	96	51.00	4,900
CLR	V	1.50	E 1.00 8X10	2007	80	51.00	4,100
W06	A	1.00	A 0.75		340	8.30	2,100
SN6	A	1.00	A 0.75 WOOD-4X5		20	88.80	1,300

PHOTO 10/31/2011

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BUILDING	CD	ADJ	DESC	MEASURE	10/31/2011	DF
MODEL	5		CIM	LIST	10/31/2011	DF
STYLE	39	1.92	RESTAURANT [100%]	REVIEW	3/8/2013	BE
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	0.945	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,547	DETAIL ADJ	1.953	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,166	1958	207.65	449,780
\$NLA(RCN)	\$241	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	ATU	N	ATTIC UNFIN	330		36.33	11,990
				ROOF STRUCTURE	1	GABLE	1.00	C	BAS	L	BASE AREA	317	2007	207.66	65,827
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CAN	N	CANOPY	152		41.82	6,356
				FLOORING	1	HARDWOOD	1.00	E	BAS	L	BASE AREA	64	2008	207.66	13,290
				INT FINISH	2	DRYWALL	1.02	F	OPA	N	OPEN PORCH	372		57.24	21,294
				H.V.A.C.	9	WM/CL AIR PKGE	1.04	H	WDK	N	WOOD DECK	134		54.60	7,317
				FUEL SOURCE	2	GAS	1.00	I	PAT	N	PATIO	2,236		17.25	38,580
				COMPLEX	0		1.00								

TOTAL RCN	614,434
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	52 52 %
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$294,900

