

Key: 186

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 129

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST EAST HARBOUR LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				5-13-0				618 SHORE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				LEXVEST EAST HARBOUR LLC				12/03/2015	QS	2,550,000	(208141)
SEGURA SONJA S				03/07/1997	99		(96279+)				
SEGURA LAWRENCE S & SONJA				07/18/1967	99	140,000	(96279+)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
9960	100	OTHER.NON-TAX CONDO			1	1 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
SS21-1	01/01/2020	50	SPLIT SUB		03/06/2020	JN	100 100
19-017	01/16/2019	11	COMMERCIAL	80,000	07/28/2020	PJK	100 100
18-388	10/30/2018	3	REPAIR/REMOD	175,000	06/12/2019	TCK	100 100
17-026	01/20/2017	3	REPAIR/REMOD	5,000	06/12/2019	TCK	100 100
17-027	01/20/2017	3	REPAIR/REMOD	5,000	06/12/2019	TCK	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	BPT	1.00	1	1,545,200	1.00	1	1.00	C04	4.00	1,197,450
203	A	0.775	BPT	1.00	1	307,200	1.00	1	1.00	C04	4.00	238,080
303	A	0.880	BPT	1.00	1	104,800	1.00	1	1.00	C04	4.00	92,220

DETAILED

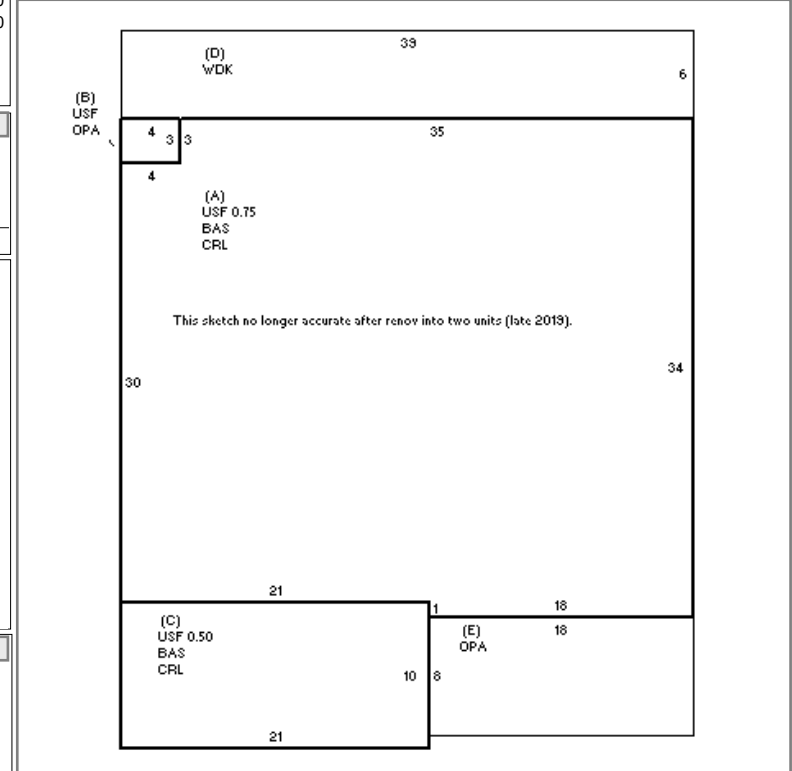
TOTAL	2.430 Acres	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	N O T E	FY21-EAST HARBOUR CONDOMINIUM. CHECK MAP-SHOWS ACRETION TO ABUTTERS 5-14+17.			LAND	0	1,483,400
Inf1	NO ADJ		BUILDING	0	332,700			
Inf2	NO ADJ		DETACHED	0	13,900			
			OTHER	0	1,215,200			
			TOTAL	0	3,045,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SN2	A	1.00	A 0.75 4X6	1980	24	46.40	800	
APV	A	1.00	G 0.90	1960	10,000	0.70	6,300	
WDK	A	1.00	A 0.75 11X26		286	11.00	2,400	
WDK	A	1.00	A 0.75 11X52		572	11.00	4,700	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	5		CIM	LIST	6/12/2019	TCK
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	8/5/2019	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.945	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,264
NET AREA	2,590	DETAIL ADJ	1.889	FOUNDATION	3	CONTIN WALL	1.00	+	CRL	N	CRAWL SPACE	1,503		16.10	24,198		
\$NLA(RCN)	\$199	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	1,503	1986	182.62	274,472		
				ROOF STRUCTURE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,087	1986	182.62	198,504		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	156		50.34	7,853		
				FLOORING	4	VINYL	0.98	D	WDK	N	WOOD DECK	234		48.00	11,237		
				INT FINISH	2	DRYWALL	1.02		F11	O	FPL 1S 1OP			0.00			
				H.V.A.C.	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00										



TOTAL RCN	516,264
CONDITION ELEM	CD
EFF.YR/AGE	2000 / 22
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$335,600

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9/27/2023 7:11 pm SEQ #: 130

LEGAL

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LEXVEST EAST HARBOUR LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				5-13-0				618 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9960	100	OTHER, NON-TAX CONDO				2	2 of 9	
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	447,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

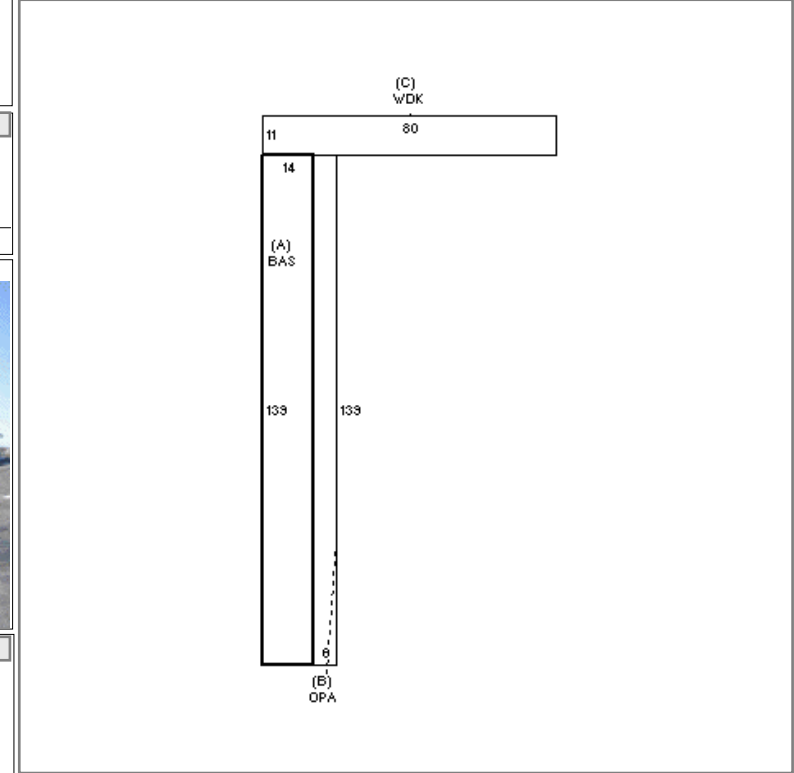
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2020



BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	5		CIM	LIST	9/29/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/16/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,946	DETAIL ADJ	1.944	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$247	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00
				ROOF STRUCTURE	1	GABLE	1.00
				ROOF COVER	1	ASPH/COMP SHIN	1.00
				FLOORING	4	VINYL	0.98
				INT FINISH	2	DRYWALL	1.02
				H.V.A.C.	11	HOT WT/COOL AIR	1.05
				FUEL SOURCE	1	OIL	1.00
				COMPLEX	0		1.00

BUILDING



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	481,135
A	BAS	L	BASE AREA	1,946	1957	199.87	388,938	CONDITION ELEM CD	
B	OPA	N	OPEN PORCH	834		55.09	45,949		
C	WDK	N	WOOD DECK	880		52.55	46,248		

EFF. YR/AGE	2015 / 7	
COND	07	07 %
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD	\$447,500	







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LEXVEST EAST HARBOUR LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				5-13-0				618 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9960	100	OTHER, NON-TAX CONDO				6	6 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

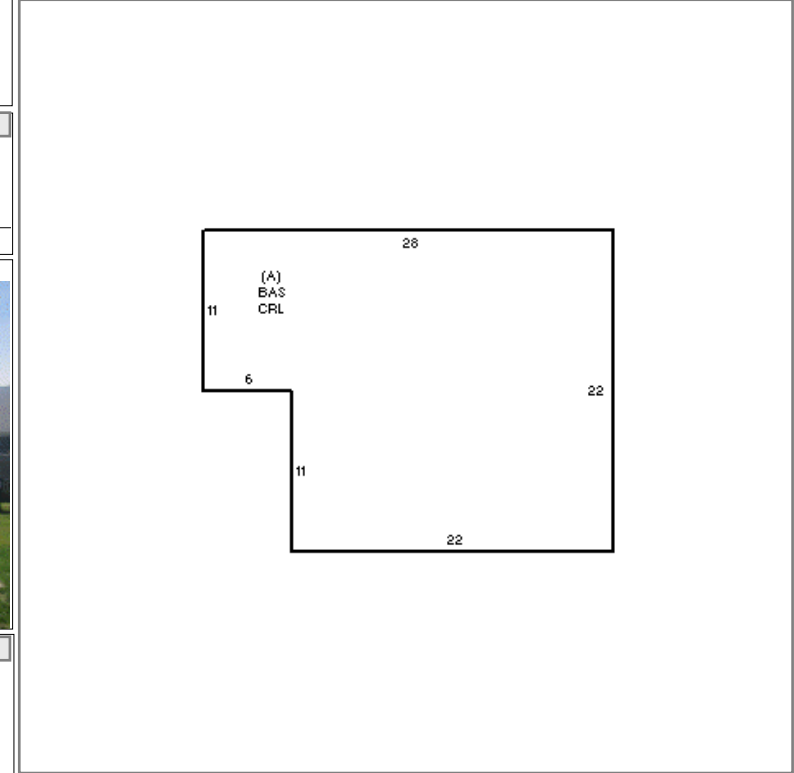
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	126,300	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

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

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/29/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/16/2011	DF
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	UNIT 4		

BLDG COMMENTS
UNIT 4

YEAR BLT	1939	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	172,951
NET AREA	550	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	550		36.95	20,325	CONDITION ELEM	CD
\$NLA(RCN)	\$314	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	550	1939	273.68	150,527		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		4	1.00	FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS		2	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		1	1.00														
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$126,300



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LEXVEST EAST HARBOUR LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				5-13-0				618 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9960	100	OTHER.NON-TAX CONDO				8	8 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


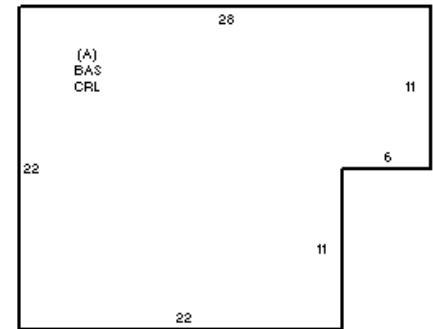
LAND

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	126,300	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/12/2019

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/29/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/16/2011	DF
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	UNIT 6		

G

YEAR BLT	1939	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	172,951
NET AREA	550	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	550		36.95	20,325	CONDITION ELEM	CD
\$NLA(RCN)	\$314	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	550	1939	273.68	150,527		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$126,300



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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEXVEST EAST HARBOUR LLC C/O THE LEXVEST GROUP LLC 141 PARKER ST, SUITE 305 MAYNARD, MA 01754				5-13-0				618 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9960	100	OTHER.NON-TAX CONDO				9	9 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


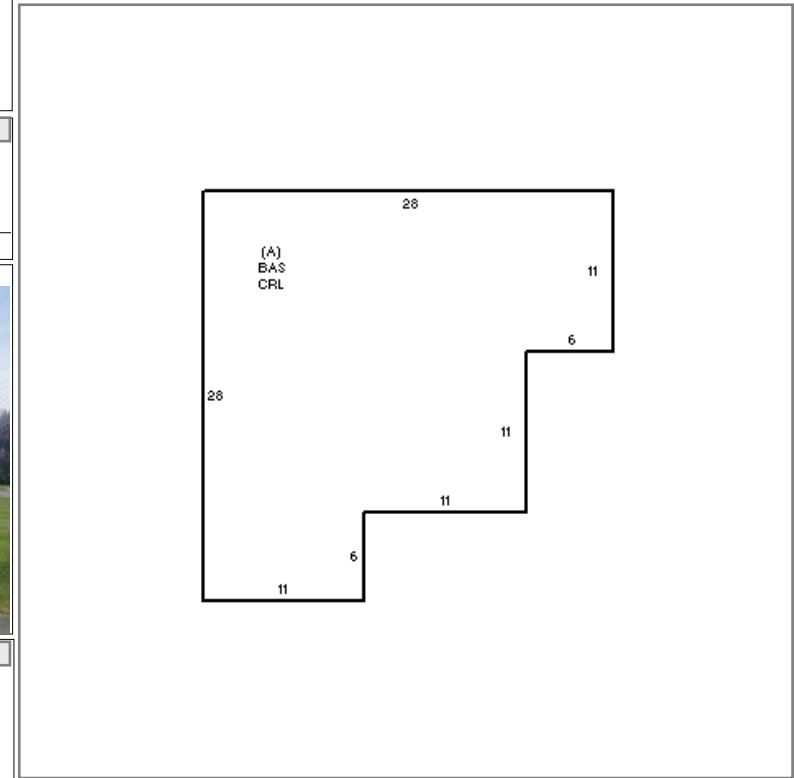
LAND

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	140,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/12/2019

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	9/29/2011	EST	UNIT 7
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/16/2011	DF	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	1939	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	191,906
NET AREA	616	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	616		34.44	21,217	CONDITION ELEM	
\$NLA(RCN)	\$312	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	616	1939	273.68	168,590	CD	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		4	1.00	FLOOR COVER	3	W/W CARPET	1.00										
BEDROOMS		2	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		1	1.00														
																EFF.YR/AGE	1995 / 27
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$140,100