

Key: 1933

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.955

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
SILVADOR LLC MGR: DANIEL J SILVA PO BOX 430 NO TRURO, MA 02652				43-57-0				298 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SILVADOR LLC				08/29/2019	P	575,000	32256-157				
DEMASI SHIRLEY M IRREV TR				03/26/2012	99		26185-169				
DEMASI REALTY TRUST				03/26/2012	99		9258-325+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-290	07/18/2022	80	SOLAR TAXABL	60,142	06/05/2023	TCK	100	100
22-159	03/28/2022	11	COMMERCIAL	2,000	06/05/2023	TCK	100	100
21-100	03/11/2021	11	COMMERCIAL	500,000	06/05/2023	TCK	100	100
19-260	09/03/2019	11	COMMERCIAL	500,000	10/20/2020	LG	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	49,876	RT6	1.00	1	1.00	1	1.00	C02	1.00		442,310

TOTAL	1.145 Acres		ZONING	GR6	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6		NOTE	FY06=CHGD ACREAGE PER UNREC PLAN.			LAND	442,300	429,400
Infl1	NO ADJ			BUILDING	926,800	900,300			
Infl2	NO ADJ			DETACHED	100	100			
				OTHER	821,600	638,300	TOTAL	2,190,800	1,968,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN1	A	1.00	10 0.10 6' X 4'	2020	24	30.20	100



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2020	PJK
MODEL	5		CIM	LIST	7/28/2020	EST
STYLE	53	1.13	STORAGE GARAGE [100%]	REVIEW	7/12/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	1.00	METAL FRAME [100%]			

YEAR BLT	2019	SIZE ADJ	0.753	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	955,456
NET AREA	14,400	DETAIL ADJ	0.929	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOW-LEV FIN	7,200	2019	61.14	440,205	CONDITION ELEM	CD
\$NLA(RCN)	\$66	OVERALL	1.000	EXTERIOR WALL	19	PRE-FAB METAL	1.01	A	BAS	L	BASE AREA	7,200	2019	71.56	515,251		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00										
STORIES	2	ADJ	1.00	ROOF COVER	10	METAL	0.98										
% HEATED	100		1.00	FLOORING	9	CONCRETE	0.95										
% A/C	100		1.00	INT FINISH	6	MINIMUM	0.95										
% SPRINKLERS	0		1.00	H.V.A.C.	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
				COMPLEX	0		1.00										

(A)
BAS
LLF

160

45

EFF.YR/AGE	2019 / 3	
COND	03	03 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD	\$926,800	

