

Key: 2918

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.026

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|---|------------|------|------------|------|------------|--------------|--------------------|------|----|------------|-----------|---------|
| PAMET EQUITY GROUP LLC PO BOX 1207 TRURO, MA 02666-1207 | | | | 50-139-0 | | | | 17 TRURO CENTER RD | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | |
| PAMET EQUITY GROUP LLC | | | | 04/27/2012 | C | 650,000 | 26288-219 | | | | | | |
| STEFANI NANCY L & SHERRY | | | | 02/13/2006 | 99 | | 20733-96 | | | | | | |
| STEFANI NANCY | | | | 02/08/2001 | N | 225,000 | 13546-303 | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
| 103 | S | 22,216 TRC | 1.00 | 1 | 1.00 | 1 | 1.00 | 424,930 | 1.28 | 1 | 1.00 | C05 1.10 | 276,900 |

LAND

| TOTAL | 22,216 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | TRURO CENTER | NOTE | | | | LAND | 276,900 | 268,800 |
| Inf1 | NO ADJ | | BUILDING | 360,100 | 358,600 | | | |
| Inf2 | NO ADJ | | DETACHED | 1,500 | 1,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 638,500 | 628,700 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|----------------|-----|-------|-----------|-------|
| SN2 | E | 1.80 G+ | 0.95 METAL-3X4 | 200 | 12 | 83.52 | 1,000 |
| SHF | A | 1.00 A | 0.75 6X6 | | 36 | 17.17 | 500 |

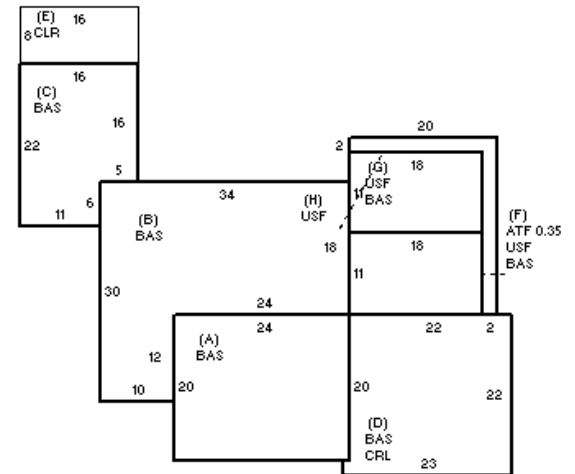


BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2011 | DF |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 5 | | CIM | LIST | 10/26/2011 | DF |
| STYLE | 39 | 1.93 | RESTAURANT [83%] | REVIEW | 6/13/2014 | RJM |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
BLACKFISH RESTAURANT-80 SEATS

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|------------|--------|------------|-----|--------|-----|
| 0310 | 82 | MULTI-USE COM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 13-051 | 03/18/2013 | 90 | BP NVC | 13,500 | 06/12/2014 | RJM | 100 | 100 |
| 08-04S | 04/24/2008 | 99 | ALL OTHER | | 06/04/2009 | RJM | 100 | 100 |
| 07-154 | 07/23/2007 | 90 | BP NVC | 500 | 06/19/2008 | RJM | 100 | 100 |
| 96-094 | 06/20/1996 | 10 | ALL OTHERS | 1,500 | 01/01/2000 | | 100 | 100 |



| YEAR BLT | 1880 | SIZE ADJ | 0.925 |
|--------------|-------|------------|-------|
| NET AREA | 2,896 | DETAIL ADJ | 1.860 |
| \$NLA(RCN) | \$218 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 2 | 1.00 |
| % HEATED | | 100 | 1.00 |
| % A/C | | 0 | 1.00 |
| % SPRINKLERS | | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------------|----|-----------------|------|---|-----|---|----------------|-------|------|-----------|---------|
| FOUNDATION | 3 | CONTIN WALL | 1.00 | + | BAS | L | BASE AREA | 2,416 | 1880 | 211.21 | 510,280 |
| EXTERIOR WALL | 1 | WOOD SHINGLES | 1.00 | D | CRL | N | CRAWL SPACE | 486 | | 16.10 | 7,825 |
| ROOF STRUCTURE | 1 | GABLE | 1.00 | E | CLR | N | COOLER | 128 | | 62.10 | 7,949 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | F | ATF | N | ATTIC FINISHED | 69 | | 63.80 | 4,402 |
| FLOORING | 3 | WW/ CARPET | 1.00 | + | USF | L | UP-STRY FIN | 480 | 1880 | 211.21 | 101,380 |
| INT FINISH | 3 | WOOD PANEL | 1.07 | | | | | | | | |
| H.V.A.C. | 7 | FL/WALL FURNACE | 0.95 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| COMPLEX | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 631,836 |
|----------------|------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1996 / 26 |
| COND | 43 43 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 43 % GD 57 |
| RCNLD | \$360,100 |