Key: 322

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 251

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
390 SHORE ROAD REALTY TRUST TRS: WILLIAM J SEMPOLINSKI 98 BEACH ST QUINCY, MA 02170	10-27-0	390 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
390 SHORE ROAD REALTY TRU	11/28/2018	F	1	31689-270
SEMPOLINSKI WILLIAM J	11/17/2015	QS	920,000	29279-38
VAUGHAN PHILIPPA & PETER	09/15/1978	99		2784-253

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

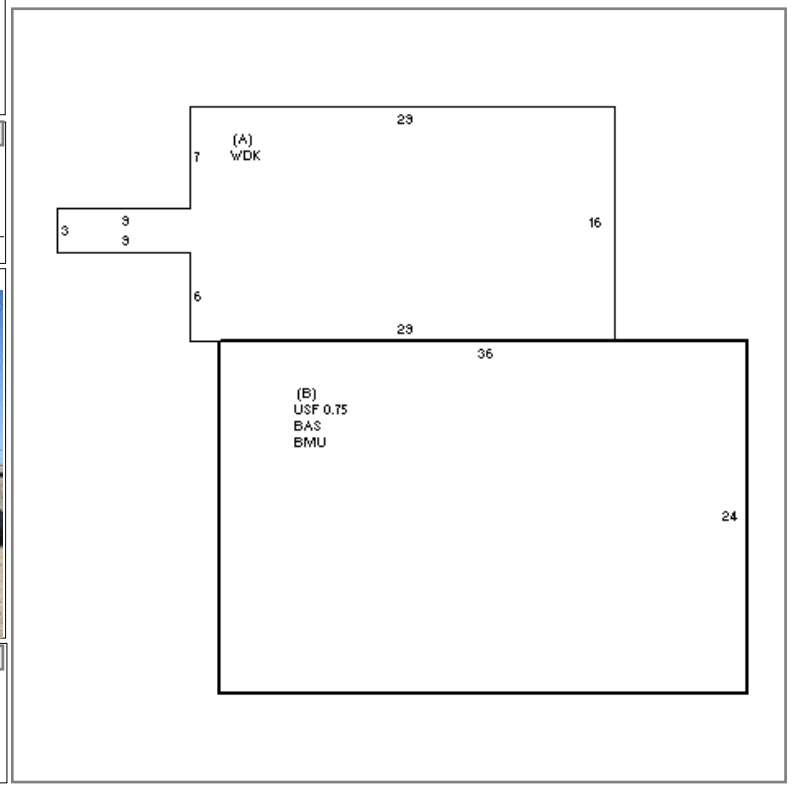
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-068	04/19/2011	90	BP NVC	6,400	02/07/2012	FC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.140	10 1.00	1 1.00	1 1.00	2,070,575	3.29	1 1.00	WF1 5.75			952,720

TOTAL	6,098 SF	ZONING	LBP	FRNT	0
Nbhd	BEACH POINT	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	952,700	828,400
BUILDING	390,400	331,300
DETACHED	0	0
OTHER	0	0
TOTAL	1,343,100	1,159,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV 1.00	SV 1.00			1	0.00	

PHOTO 03/09/2016

BLDG COMMENTS

Propane fireplace in fplc opening.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/21/2016	FC
LIST	4/21/2016	FC
REVIEW	11/10/2010	MR

YEAR BLT	1975	SIZE ADJ	1.020
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$369	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	ATT WOOD DECK	491		51.49	25,283
B	BMU	N	BSMT UNFINISHED	864		77.22	66,717
B	BAS	L	BAS AREA	864	1975	325.32	281,079
B	USF	L	UP-STRY FIN	648	1975	253.47	164,251
	F21	O	FPL 2S 1OP	1		16,114.30	16,114
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	557,644
CONDITION ELEM	CD

EFF.YR/AGE	1990 / 32	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	$390,400	