

Key: 334

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 263

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				345 SHORE ROAD LLC				08/31/2017	F	1 (213919)		
PEREIRA ANTONIO MOTA &				08/31/2017	V	1,960,000 (213918)						
BENTO JOAQUIM & MARIA AND				08/31/2017	F	1 (213917)						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-107X	03/21/2023	4	REHAB	24,000	06/13/2023	LG	100	100
23-030	01/18/2023	4	REHAB	5,500	05/17/2023	LG	100	100
22-201X	05/04/2022	4	REHAB	5,000	09/30/2022	LG	100	100
19-120X	04/29/2019	4	REHAB		07/28/2020	PJK	100	100
19-086X	04/01/2019	4	REHAB		07/28/2020	PJK	100	100

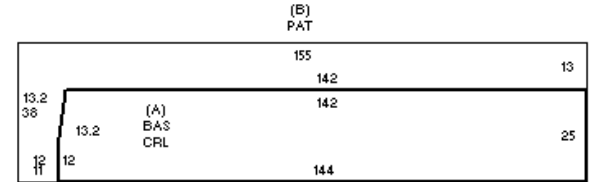
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	42,689	BPT	1.00	1	1,545,200	1.00	1	1.00	C04	4.00	1,514,300

TOTAL	42,689 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	N O T E	BAYFRONT			LAND	1,514,300	1,470,000
Inf1	NO ADJ		BUILDING	235,500	232,200			
Inf2	NO ADJ		DETACHED	2,100	2,100			
			OTHER	463,000	403,900			
			<b>TOTAL</b>	<b>2,214,900</b>	<b>2,108,200</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75	1990	4,000	0.70	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	5		CIM	LIST	10/20/2011	DF
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.83	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
WHITE VILLAGE/UNITS 1-8

YEAR BLT	1961	SIZE ADJ	0.889	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	588,646
NET AREA	3,587	DETAIL ADJ	1.861	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	3,587		16.10	57,751	CONDITION ELEM	CD
\$NLA(RCN)	\$164	OVERALL	1.000	EXTERIOR WALL	4	VINYL	1.01	A	BAS	L	BASE AREA	3,587	1961	140.51	504,008		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00	B	PAT	N	PATIO	2,303		11.67	26,887		
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
% HEATED	100		1.00	FLOORING	4	VINYL	0.98										
% A/C	0		1.00	INT FINISH	3	WOOD PANEL	1.07										
% SPRINKLERS	0		1.00	H.V.A.C.	7	FL/WALL FURNACE	0.95										
				FUEL SOURCE	2	GAS	1.00										
				COMPLEX	0		1.00										
EFF.YR/AGE																1982 / 40	
COND																60 60 %	
FUNC																0	
ECON																0	
DEPR																60 % GD 40	
RCNLD																\$235,500	

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 264

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

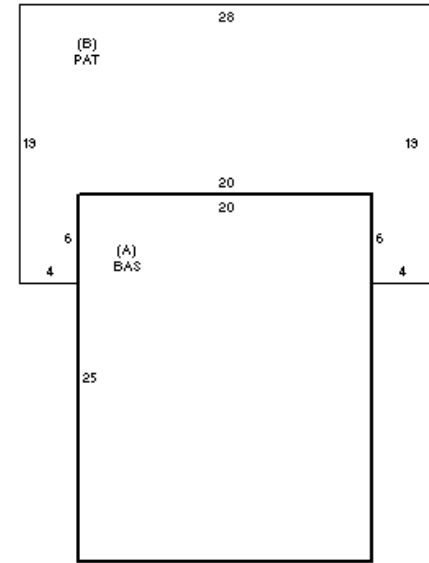
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	36,800	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]	BLDG COMMENTS COTTAGE 9/BAYFRONT		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	94,425
NET AREA	500	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	500	1945	177.89	88,947	CONDITION ELEM	
\$NLA(RCN)	\$189	OVERALL	0.850	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	412		8.20	3,378	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	4	TILE	1.00										
BEDROOMS	2	1.00		INT. FINISH	3	WOOD PANEL	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	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$36,800

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					3	3 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

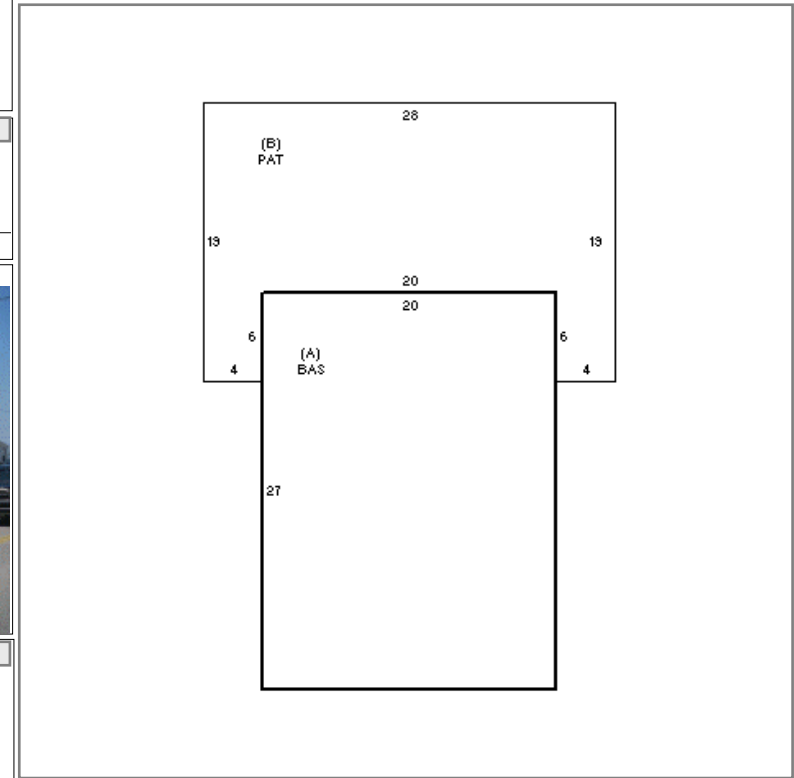
LAND

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 BUILDING DETACHED OTHER TOTAL	37,700	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	COTTAGE 10/11. Roof replaced early 2019.		

INDING

YEAR BLT	1945	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	96,628
NET AREA	540	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	540	1945	169.10	91,316	CONDITION ELEM	CD
\$NLA(RCN)	\$179	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	412		7.79	3,211		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									
STORIES(FAR)	1		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	3		1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS	2		1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	2	.95															
																EFF.YR/AGE	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$37,700

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LEGAL

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345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					4	4 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

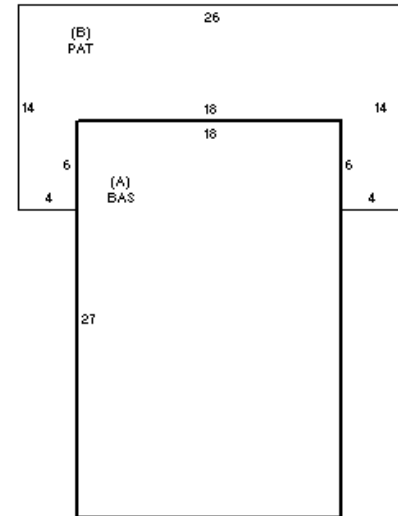
LAND

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	33,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	COTTAGE 12/BAYFRONT		

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	85,891
NET AREA	486	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	486	1945	167.82	81,563	CONDITION ELEM	CD
\$NLA(RCN)	\$177	OVERALL	0.850	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	256		8.70	2,228		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		3	1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS		2	1.00	INT. FINISH	3	WOOD PANEL	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	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$33,500

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				5	5 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

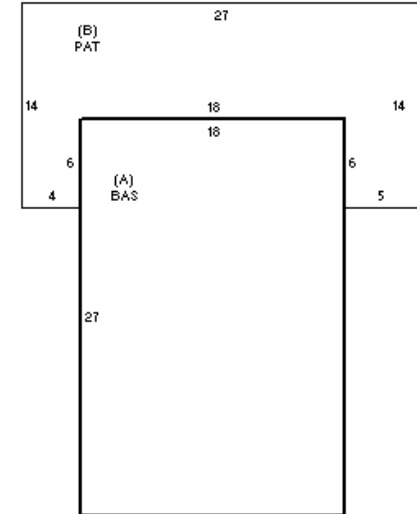
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	33,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]	BLDG COMMENTS COTTAGE 13/BAYFRONT		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	86,013
NET AREA	486	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	486	1945	167.82	81,563	CONDITION ELEM CD	
\$NLA(RCN)	\$177	OVERALL	0.850	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	270		8.70	2,350		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									
STORIES(FAR)	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00											
ROOMS	3	1.00	FLOOR COVER	4	TILE	1.00											
BEDROOMS	2	1.00	INT. FINISH	3	WOOD PANEL	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	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$33,500

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LEGAL

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345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					6	6 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

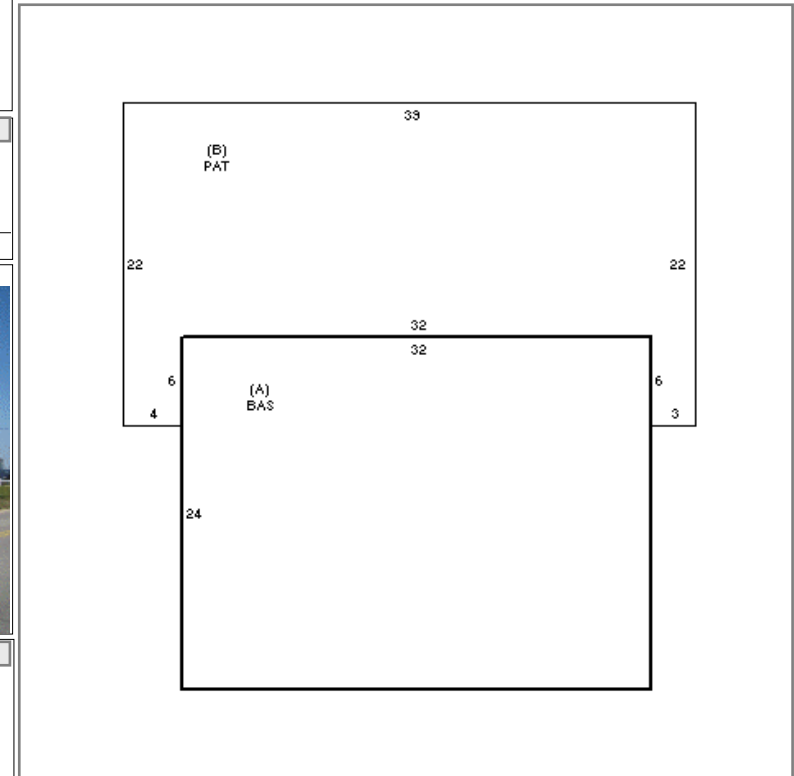
LAND

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	52,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	COTTAGE 14 & 15/BAYFRONT		

BUILDING

YEAR BLT	1945	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	135,568
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	768	1945	167.51	128,647	CONDITION ELEM	CD
\$NLA(RCN)	\$177	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	666		7.24	4,820		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		6	1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS		4	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		2	.95														
																EFF.YR/AGE	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$52,900

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					7	7 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

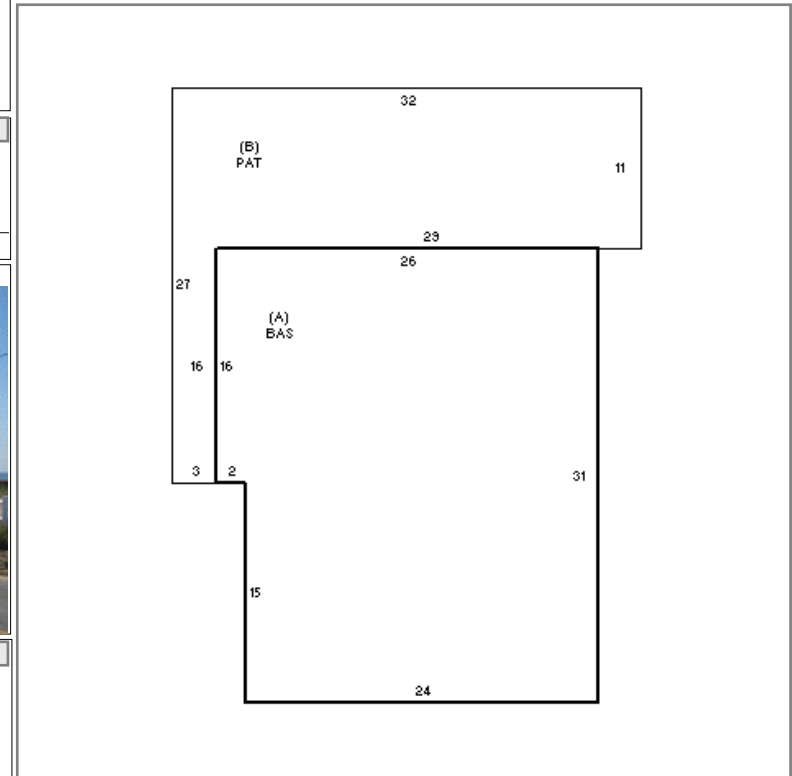
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	52,800	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST	COTTAGE 16/17 (1 BR) and (2 BR). Roof replaced early 2019.
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF	
QUALITY	L	0.65	LOW COST [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1945	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	135,369
NET AREA	776	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	776	1945	167.51	129,987	CONDITION ELEM	CD
\$NLA(RCN)	\$174	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	400		8.20	3,281		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		5	1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS		3	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		2	.95														
																EFF.YR/AGE	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$52,800



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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				8	8 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

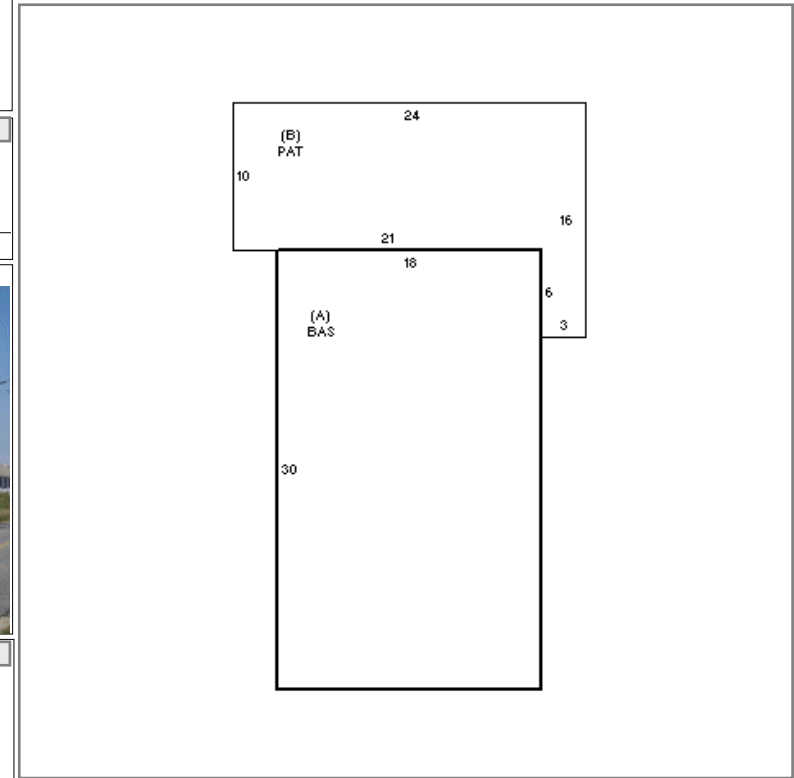
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER	37,300	
Nbhd	NOTE		TOTAL		
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	COTTAGE 18 (EFF W/KIT) & 19 (2BDRM)/ BAYFRONT		

YEAR BLT	1945	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	95.679
NET AREA	540	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	540	1945	169.10	91,316	CONDITION ELEM	CD
\$NLA(RCN)	\$177	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	258		8.77	2,263		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	4	1.00		FLOOR COVER	4	TILE	1.00										
BEDROOMS	3	1.00		INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	2	.95															
																EFF.YR/AGE	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$37,300



Key: 334

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 271

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					9	9 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

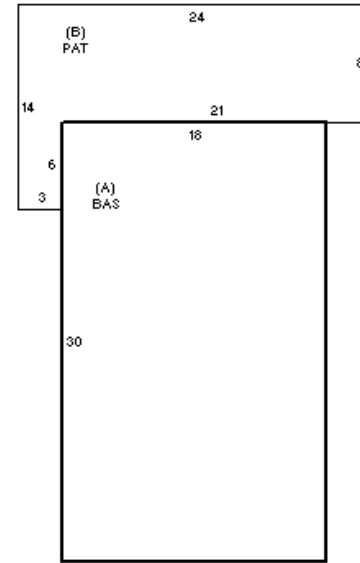
LAND

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	37,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
COTTAGE 20 (EFF W/KIT) & 21 (2 BDRM)  
BAYFRONT

G

YEAR BLT	1945	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	95,258
NET AREA	540	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BAS AREA	540	1945	169.10	91,316	CONDITION ELEM	CD
\$NLA(RCN)	\$176	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	210		8.77	1,842		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)	1		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	4		1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS	3		1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	2		.95														
EFF.YR/AGE																1953 / 69	
COND																61 61 %	
FUNC																0	
ECON																0	
DEPR																61 % GD 39	
RCNLD																\$37,200	

Key: 334

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 272

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				10	10 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	37,300	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

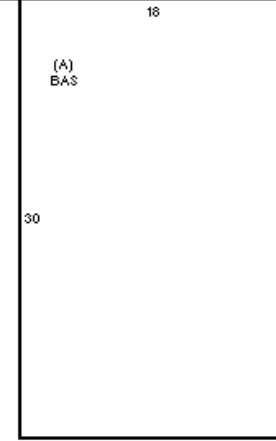
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS  
COTTAGE 22/24: 2 EFFICIENCIES W/KITCHEN.  
Roof replaced early 2019.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	L	0.65	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.060
NET AREA	540	DETAIL ADJ	1.000
\$NLA(RCN)	\$177	OVERALL	0.808
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	2	.95	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	4	TILE	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	540	1945	169.10	91,316
B	PAT	N	PATIO	240		8.77	2,104

TOTAL RCN	95,521
CONDITION ELEM	CD
EFF.YR/AGE	1953 / 69
COND	61 61 %
FUNC	0
ECON	0
DEPR	61 % GD 39
RCNLD	\$37,300

Key: 334

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 273

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				11	11 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

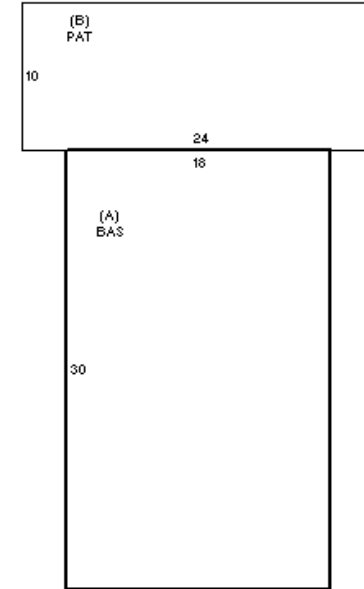
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	42,900	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
COTTAGE 25 (EFF W/KIT) & 26 (2 BDRM)/BAYFRONT

G

YEAR BLT	1945	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	109,893
NET AREA	540	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	540	1945	195.12	105,365	CONDITION ELEM	CD
\$NLA(RCN)	\$204	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	240		10.12	2,428		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		3	1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS		3	1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES		3	\$2,100	FUEL SOURCE	3	ELECTRIC	1.00										
UNITS		2	.95														
																EFF.YR/AGE	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$42,900

Key: 334

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 274

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				12	12 of 13	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	42,800	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/28/2020
								

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/14/2011	DF
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
COTTAGE 26 (2 BDRM) & 27 (EFF W/KIT)

BUILDING

YEAR BLT	1945	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	109,792		
NET AREA	540	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	540	1945	195.12	105,365	CONDITION ELEM CD			
\$NLA(RCN)	\$203	OVERALL	0.808	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	230		10.12	2,327				
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	4	TILE	1.00												
BEDROOMS	3		1.00	INT. FINISH	3	WOOD PANEL	1.00												
BATHROOMS	1		1.00	HEATING/COOLING	5	ELECTRIC	0.95												
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00												
UNITS	2		.95																
																EFF.YR/AGE	1953 / 69		
																COND	61 61 %		
																FUNC	0		
																ECON	0		
																DEPR	61	% GD	39
																RCNLD	\$42,800		

(B) PAT  
10

(A) BAS  
30

Key: 334

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 275

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652				12-1-0				352 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					13	13 of 13	
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	18,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

(B) PAT 12  
8

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(A) BAS 3  
29

BLDG COMMENTS		
MEASURE	10/20/2011	DF
LIST	10/20/2011	EST
REVIEW	11/14/2011	DF
COTTAGE 29/EFF W/KIT/BAYFRONT		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL			
STYLE	6	0.90	COTTAGE/BUNG [100%]	LIST	10/20/2011	EST
QUALITY	L	0.65	LOW COST [100%]	REVIEW	11/14/2011	DF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	46,970
NET AREA	261	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	261	1945	167.82	43,802	CONDITION ELEM	CD
\$NLA(RCN)	\$180	OVERALL	0.850	EXT. COVER	4	VINYL	1.00	B	PAT	N	PATIO	96		11.12	1,067		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS		3	1.00	FLOOR COVER	4	TILE	1.00										
BEDROOMS		1	1.00	INT. FINISH	3	WOOD PANEL	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	1953 / 69
																COND	61 61 %
																FUNC	0
																ECON	0
																DEPR	61 % GD 39
																RCNLD	\$18,300