

Key: 335

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 276

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
345 SHORE ROAD LLC HELENA MOTA PO BOX 445 NO TRURO, MA 02652-0445				13-1-0				345 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	
0130	65	MULTI-USE RES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-057X	02/06/2023	90	BP NVC	12,601	06/15/2023	LG	100	100
23-058X	02/06/2023	4	REHAB		06/15/2023	LG	100	100
22-219	05/09/2022	80	SOLAR TAXABL	102,675	07/19/2022	LG	100	100
22-202X	05/04/2022	4	REHAB	5,000	07/19/2022	LG	100	100
22-203X	05/04/2022	4	REHAB	5,000	07/19/2022	LG	100	100

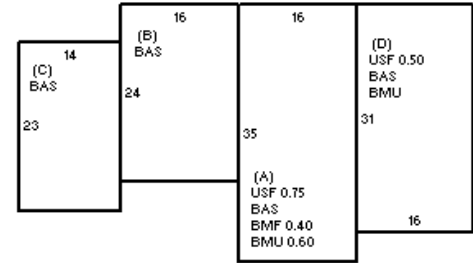
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	33,541	BPT	1.00	1	1.00	1.00	811,230	1.00	1	1.00	C03 2.10	626,950

TOTAL	33,541 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	627,000	608,600
Inf1	NO ADJ		BUILDING	204,500	196,700			
Inf2	NO ADJ		DETACHED	3,400	3,400			
			OTHER	235,700	205,600	TOTAL	1,070,600	1,014,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75	1970	5,000	0.70	2,600
SN2	A	1.00	G 0.90 WOOD-4X5	2009	20	46.40	800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	5		CIM	LIST	10/20/2011	DF
STYLE	15	1.66	APARTMENTS [61%]	REVIEW	11/14/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Oceana Office & Mgrs House: WALK-OUT BMU/APT 6-3-2

BUILDING

YEAR BLT	1950	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,711
NET AREA	2,430	DETAIL ADJ	1.659	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	832		57.05	47,468	CONDITION ELEM	CD
\$NLA(RCN)	\$191	OVERALL	1.000	EXTERIOR WALL	4	VINYL	1.01	A	BMF	N	BSMT FIN	224		113.63	25,454		
				ROOF STRUCTURE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,056	1950	161.23	170,259		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UP-STRY FIN	420	1950	161.23	67,717		
				FLOORING	3	WW/ CARPET	1.00	B	BAS	L	BASE AREA	384	1950	161.23	61,912		
				INT FINISH	2	DRYWALL	1.02	C	BAS	L	BASE AREA	322	1950	161.23	51,916		
				H.V.A.C.	2	HOT WATER	1.02	D	USF	L	UP-STRY FIN	248	1950	161.23	39,985		
				FUEL SOURCE	1	OIL	1.00										
				COMPLEX	0		1.00										
				EFF.YR/AGE 1986 / 36													
				COND 56 56 %													
				FUNC 0													
				ECON 0													
				DEPR 56 % GD 44													
				RCNLD \$204,500													

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345 SHORE ROAD LLC				13-1-0				345 SHORE RD			
HELENA MOTA				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 445											
NO TRURO, MA 02652-0445											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD		
0130	65	MULTI-USE RES					2	2 of 3		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		

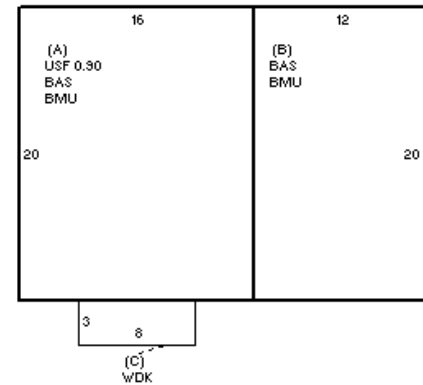
LAND

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 BUILDING DETACHED OTHER TOTAL	134,100	
Infl1					
Infl2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	1		RESIDENTIAL	LIST	10/20/2011	EST
STYLE	13	0.90	CONVERSION [100%]	REVIEW	11/14/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
UNITS 35 & 36

YEAR BLT	1950	SIZE ADJ	1.050
NET AREA	848	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	0.808
CAPACITY		UNITS	ADJ
STORIES(FAR)		1.9	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$4,200
UNITS		2	.95

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	560		69.31	38,811
EXT. COVER	4	VINYL	1.00	+	BAS	L	BAS AREA	560	1950	257.71	144,315
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	288	1950	203.86	58,713
ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	24		91.77	2,202
FLOOR COVER	2	SOFTWOOD	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	5	ELECTRIC	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	248,241
CONDITION ELEM	CD
EFF.YR/AGE	1967 / 55
COND	46 46 %
FUNC	0
ECON	0
DEPR	46 % GD 54
RCNLD	\$134,100

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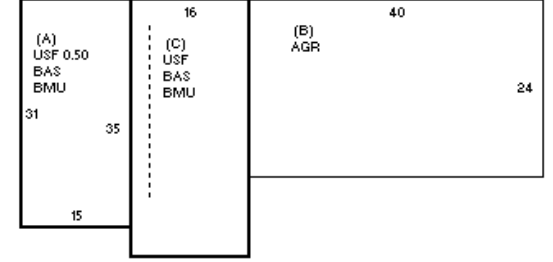
LAND

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	101,600	
Infl1		BUILDING			
Infl2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF
MODEL	5		CIM	LIST	10/20/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/14/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
UNITS 31-34
1- 3 BED/1- 1 BED/2 - EFF

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	1,818	DETAIL ADJ	1.768
\$NLA(RCN)	\$224	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	0	1.00	
% A/C	0	1.00	
% SPRINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXTERIOR WALL	4	VINYL	1.01
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	4	VINYL	0.98
INT FINISH	3	WOOD PANEL	1.07
H.V.A.C.	13	NONE	0.90
FUEL SOURCE	8	NONE	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	1,025		58.75	60,215
+	BAS	L	BASE AREA	1,025	1950	166.01	170,165
+	USF	L	UP-STRY FIN	793	1950	166.01	131,649
B	AGR	N	ATTACHED GARAGE	960		46.30	44,448

TOTAL RCN 406,477

CONDITION	ELEM	CD

EFF.YR/AGE	1967 / 55
COND	75 75 %
FUNC	0
ECON	0
DEPR	75 % GD 25
RCNLD	\$101,600