

Key: 348

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 286

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAPPY DAYS LLC c/o MYLAN JANOPLIS PO BOX 362 PROVINCETOWN, MA 02657				13-12-0				271 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAPPY DAYS LLC				03/19/2020	QS	1,000,000	32770-292				
DAYS JOSEPH M & CYNTHIA A				10/13/2017	F	100	30826-215				
DAYS REAL EST TRUST				09/25/1995	A		9854-212+				

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	BPT	1.00	1	1.00	1	1.00	811,230	1.00	1	628,660
203	A	0.479	BPT	1.00	1	1.00	1	1.00	161,280	1.00	1	77,250

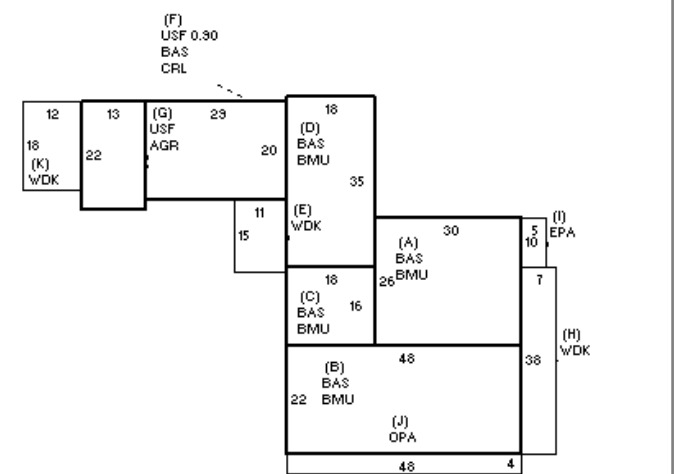
TOTAL	1.254 Acres		ZONING	LBP	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT		N O T E	VIEW & BEACH ACCESS OVER 13/22				LAND	705,900	685,300
Inf1	NO ADJ			LAND	303,700	293,000				
Inf2	NO ADJ			DETACHED	11,300	11,000				
								OTHER	0	0
								<b>TOTAL</b>	<b>1,020,900</b>	<b>989,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APV	A	1.00	A 0.75	1970	9,000	0.70	4,700
SHF	A	1.00	F 0.60 18X54	1931	972	11.37	6,600



BLDG COMMENTS  
DAYS MARKET / OFFICE / APT-WALK-OUT BMU

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	55	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-254	06/13/2022	9	DECK	13,000	07/19/2022	LG	100 100
22-132	03/16/2022	2	ADDITION	12,000	05/18/2022	LG	100 100
19-176X	06/17/2019	11	COMMERCIAL	1,060	07/28/2020	PJK	100 100
19-159	05/22/2019	11	COMMERCIAL	6,000	07/28/2020	PJK	100 100
SS15	07/22/2005	50	SPLIT SUB				100 100



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2011	DF								TOTAL RCN	948,944	
MODEL	5		CIM	LIST	10/20/2011	DF								CONDITION ELEM		CD
STYLE	15	1.97	APARTMENTS [49%]	REVIEW	11/14/2011	DF										
QUALITY	A	1.00	AVERAGE [100%]													
FRAME	1	1.00	WOOD FRAME [100%]													

YEAR BLT	1931	SIZE ADJ	0.865	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	948,944	
NET AREA	4,142	DETAIL ADJ	1.950	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	2,754		61.06	168,160	CONDITION ELEM		CD
\$NLA(RCN)	\$229	OVERALL	1.000	EXTERIOR WALL	4	VINYL	1.01	+	BAS	L	BASE AREA	1,836	1931	172.55	316,810			
				ROOF STRUCTURE	1	GABLE	1.00	C	BAS	L	BASE AREA	288	1931	172.56	49,696			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,210	1931	172.55	208,791			
				FLOORING	4	VINYL	0.98	+	WDK	N	WOOD DECK	647		45.37	29,357			
				INT FINISH	1	PLASTER	1.04	F	CRL	N	CRAWL SPACE	580		16.10	9,338			
				H.V.A.C.	2	HOT WATER	1.02	+	USF	L	UP-STRY FIN	808	1931	172.55	139,424			
				FUEL SOURCE	1	OIL	1.00	G	AGR	N	ATTACHED GARAGE	286		46.30	13,242			
				COMPLEX	0		1.00	I	EPA	N	ENCL PORCH	50		99.86	4,993			
								J	OPA	N	OPEN PORCH	192		47.57	9,133			

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1974 / 48	
STORIES	1.75	1.00	COND	68	68 %
% HEATED	100	1.00	FUNC	0	
% A/C	0	1.00	ECON	0	
% SPRINKLERS	0	1.00	DEPR	68	% GD 32
			RCNLD	\$303,700	