

Key: 380

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 302

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CURRENT OWNER				PARCEL ID				LOCATION					
SILVA FAMILY HERITAGE TRUST TRS: SILVA JASON R ET AL PO BOX 122 NO TRURO, MA 02652				17-7-0				209 SHORE RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				SILVA FAMILY HERITAGE TRU				12/27/2012	A		26984-28		
SILVA ALBERT R & NANCY R				03/05/2004	A	1,105,000	18286-216+						
BURCH HOWARD W & FLORENCE				12/31/1993	99		8981-169+						

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	80	MULTI-USE COM			1	1 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
22-242	05/18/2022	3	REPAIR/REMOD	70,000	06/05/2023	TCK	20 70
19-316X	10/15/2019	11	COMMERCIAL	20,000	03/17/2021	TCK	100 100
18-334X	09/27/2018	4	REHAB	22,000	06/14/2019	TCK	100 100
17-279X	10/12/2017	4	REHAB	5,500	07/23/2018	JN	100 100
17-078X	03/27/2017	3	REPAIR/REMOD	7,000	07/23/2018	JN	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	BPT	1.00	1	811,230	1.00	1	1.00	C03	2.10	628,660
203	A	2,277	BPT	1.00	1	161,280	1.00	1	1.00	C03	2.10	367,230

TOTAL	3.052 Acres	ZONING	LBP	FRNT	0	ASSESSED		CURRENT	995,900	PREVIOUS	967,000
Nbhd	BEACH POINT	NOTE			LAND		353,600	353,400			
Infl1	NO ADJ		DETACHED		95,100	90,700					
Infl2	NO ADJ		OTHER		1,315,400	1,310,700					
<b>TOTAL</b>				<b>TOTAL</b>	<b>2,760,000</b>	<b>2,721,800</b>					

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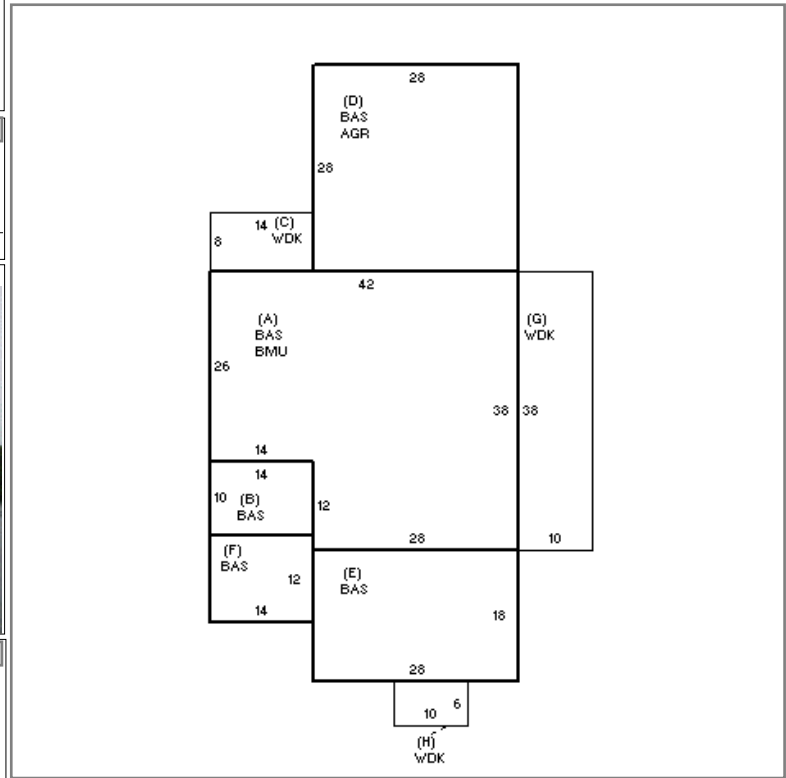
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	G	1.18	G 0.90 2X3	2009	6	54.75	300
SHF	A	1.00	A 0.75 6X14	1987	84	16.47	1,000
SN2	G	1.18	A 0.75 4X4	1987	16	54.75	700
SPV	G	1.18	A 0.75 FIBERGLASS16	2007	480	24.31	8,800
HTB	A	1.00	A 0.75	2007	1	2,730.40	2,000
LH1	A	1.00	A 0.75	2007	18	1,884.00	25,400
APV	A	1.00	A 0.75 72X110	2007	7,920	0.70	4,200
SN2	A	1.00	A 0.75 4X4	1972	16	46.40	600
SN2	G	1.18	G 0.90 2X3	2009	6	54.75	300
DGF	A	1.00	A 0.75 16X36	1990	576	22.58	9,800
SHF	A	1.00	A 0.75 5X20	1972	100	16.47	1,200
SHF	A	1.00	A 0.75 7X10	1972	70	16.47	900
SPC	A	1.00	A 0.75	1957	780	37.12	21,700
SHF	A	1.00	A 0.75 12X18	1995	216	14.85	2,400
CTA	A	1.00	A 0.75		1	21,024.30	15,800



BLDG COMMENTS  
FORMER SEASURF OFFICE/STORAGE/ DWELLING  
NOW P/O TOP MAST MOTEL/REST COMPLEX.  
APT= 5-2-1

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BUILDING	CD	ADJ	DESC	MEASURE	10/5/2011	MR
MODEL	5		CIM	LIST	10/5/2011	MR
STYLE	15	1.97	APARTMENTS [73%]	REVIEW	5/7/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,024	DETAIL ADJ	1.910	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNF	1,428		63.26	90,342
\$NLA(RCN)	\$229	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	BAS	L	BASE AREA	2,212	1987	178.78	395,472
				ROOF STRUCTURE	1	GABLE	1.00	B	BAS	L	BASE AREA	140	1987	178.79	25,030
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	552		47.01	25,951
				FLOORING	3	WW/ CARPET	1.00	D	AGR	N	ATTACHED GARAGE	784		46.30	36,299
				INT FINISH	2	DRYWALL	1.02	+	BAS	L	BASE AREA	672	2006	178.78	120,143
				H.V.A.C.	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				COMPLEX	0		1.00								

TOTAL RCN	693,237	
CONDITION ELEM	CD	
EFF.YR/AGE	1993 / 29	
COND	49	49 %
FUNC	0	
ECON	0	
DEPR	49	% GD 51
RCNLD	\$353,600	

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 303

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SILVA FAMILY HERITAGE TRUST				17-7-0				209 SHORE RD			
TRS: SILVA JASON R ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 122											
NO TRURO, MA 02652											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0310	80	MULTI-USE COM					2	2 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

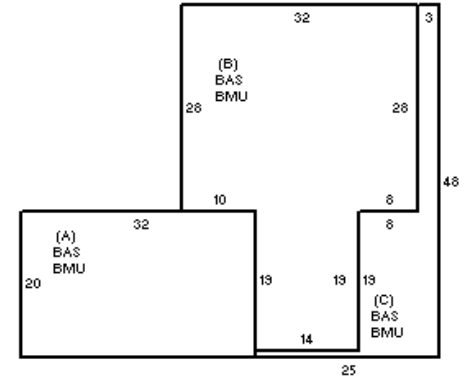
LAND

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	315,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/05/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/5/2023	TCK
MODEL	1		RESIDENTIAL	LIST	6/5/2023	TCK
STYLE	1	1.00	RANCH [100%]	REVIEW	7/12/2023	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FAMILY DWELLING		

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YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	770,550
NET AREA	2,120	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,120		60.00	127,209	CONDITION ELEM	CD
\$NLA(RCN)	\$363	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	640	1952	294.46	188,457		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,162	1974	294.46	342,168		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	318	2022	294.46	93,639		
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00		BMG	O	BSMT GARAGE	2		7,438.15	14,876		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03										
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	2013 / 9
																COND	09 09 %
																FUNC	50 UC
																ECON	0
																DEPR	59 % GD 41
																RCNLD	\$315,900

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LEGAL

LAND

DETACHED

BUILDING

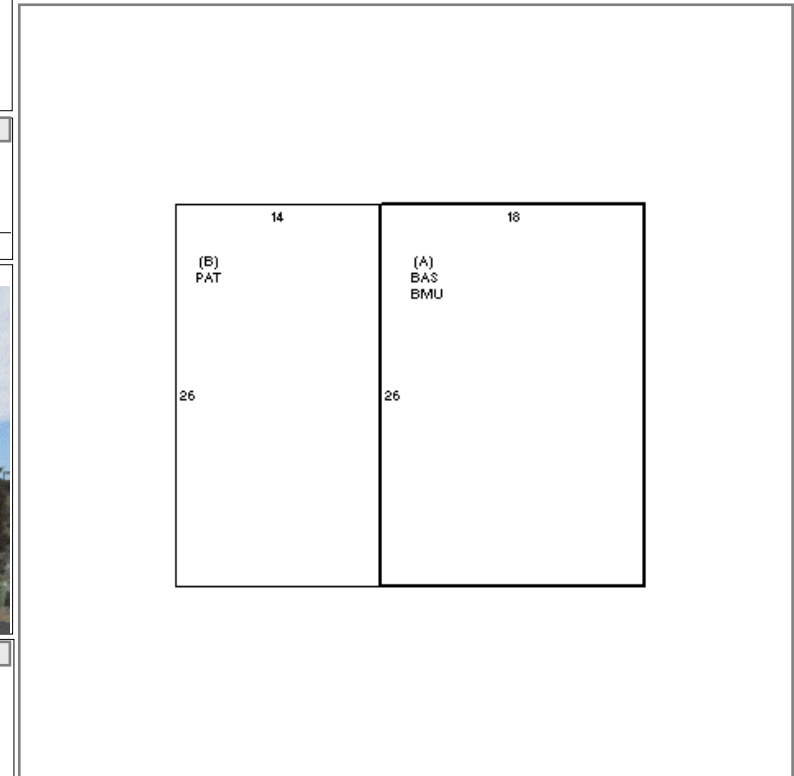
CURRENT OWNER				PARCEL ID				LOCATION			
SILVA FAMILY HERITAGE TRUST				17-7-0				209 SHORE RD			
TRS: SILVA JASON R ET AL				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 122											
NO TRURO, MA 02652											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	80	MULTI-USE COM				3	3 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	53,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2011	MR
MODEL	1		RESIDENTIAL	LIST	6/4/2009	RJM
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/16/2011	DF
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	468	DETAIL ADJ	1.000
\$NLA(RCN)	\$298	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
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	11	HOT WAT.-CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	468		58.20	27,240
A	BAS	L	BAS AREA	468	1952	216.43	101,288
B	PAT	N	PATIO	364		10.60	3,858
	BMG	O	BSMT GARAGE	1		5,145.70	5,146

TOTAL RCN	139,631
CONDITION ELEM	CD
EFF.YR/AGE	1952 / 70
COND	62 62 %
FUNC	0
ECON	0
DEPR	62 % GD 38
RCNLD	\$53,100



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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SILVA FAMILY HERITAGE TRUST				17-7-0				209 SHORE RD			
TRS: SILVA JASON R ET AL				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 122											
NO TRURO, MA 02652											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD		
0310	80	MULTI-USE COM					5	5 of 6		
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

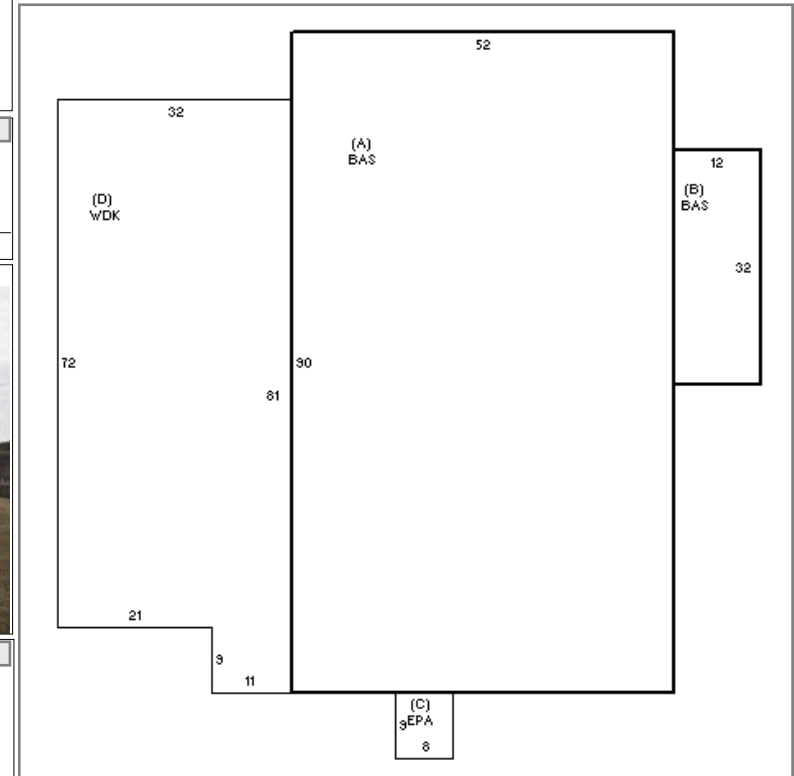
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	361,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
See detached for pool and HTB/ weight room and snack bar



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2011	MR
MODEL	5		CIM	LIST	6/19/2008	RJM
STYLE	86	0.90	POOL BLDG [100%]	REVIEW	11/16/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	0.840
NET AREA	5,064	DETAIL ADJ	0.927
\$NLA(RCN)	\$90	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% A/C		100	1.00
% SPRINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXTERIOR WALL	1	WOOD SHINGLES	1.00
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	9	CONCRETE	0.95
INT FINISH	2	DRYWALL	1.02
H.V.A.C.	9	WM/CL AIR PKGE	1.04
FUEL SOURCE	2	GAS	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,680	2007	79.66	372,804
B	BAS	L	BASE AREA	384	2007	79.66	30,589
C	EPA	N	ENCL PORCH	72		46.10	3,319
D	WDK	N	WOOD DECK	2,403		20.95	50,334

TOTAL RCN	457,046
CONDITION ELEM	CD
EFF.YR/AGE	2007 / 15
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$361,100

Key: 380

Town of TRURO - Fiscal Year 2024

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CURRENT OWNER			PARCEL ID			LOCATION		
SILVA FAMILY HERITAGE TRUST			17-7-0			209 SHORE RD		
TRS: SILVA JASON R ET AL			TRANSFER HISTORY			DOS	T	SALE PRICE
PO BOX 122								BK-PG (Cert)
NO TRURO, MA 02652								

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	535,500	
Inf1				BUILDING		
Inf2				DETACHED		
				OTHER		
				TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
TOPMAST MOTEL/11 UNITS/ OFFICE, MGRS APT 4-2-1

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2011	MR
MODEL	5		CIM	LIST	10/5/2011	EST
STYLE	43	1.94	MOTEL/HOTEL [80%]	REVIEW	11/16/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	0.810
NET AREA	7,985	DETAIL ADJ	1.698
\$NLA(RCN)	\$152	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	3	CONTIN WALL	1.00
EXTERIOR WALL	1	WOOD SHINGLES	1.00
ROOF STRUCTURE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOORING	3	WW/ CARPET	1.00
INT FINISH	2	DRYWALL	1.02
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
+	BAS	L	BASE AREA	4,652	1952	140.70	654,543
+	USF	L	UP-STRY FIN	1,728	1952	140.70	243,132
+	OPA	N	OPEN PORCH	648		38.79	25,133
+	BMU	N	BSMT UNF	1,519		49.79	75,629
E	LLF	L	LOW-LEV FIN	1,605	1952	120.21	192,934
H	PAT	N	PATIO	2,193		11.69	25,638

TOTAL RCN	1,217,009
CONDITION ELEM	CD
EFF.YR/AGE	1986 / 36
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$535,500

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	80	MULTI-USE COM		6	6 of 6
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP

