

Key: 389

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 315

LEGAL

LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|--------------|--|--|--|
| SILVA FAMILY HERITAGE TRUST TR: SILVA JASON/BURHOE ADRIENNE PO BOX 122 NO TRURO, MA 02652 | | | | 17-17-0 | | | | 242 SHORE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SILVA FAMILY HERITAGE TRU | | | | 09/27/2016 | O | 459,000 | 29961-308 | | | | |
| LANGEVIN RICHARD J & ERNE | | | | 08/19/2011 | A | 220,000 | 25631-109 | | | | |
| LANGEVIN JOHN J & RICHARD | | | | 04/04/1996 | A | | 10135-113 | | | | |

| 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 | % |
| 17-114 | 04/26/2017 | 4 | REHAB | 24,500 | 01/12/2018 | LG | 100 | 100 |
| 17-004 | 01/05/2017 | 4 | REHAB | 2,500 | 01/12/2018 | LG | 100 | 100 |
| 13-164 | 07/02/2013 | 90 | BP NVC | 1,200 | 12/04/2013 | FC | 100 | 100 |
| 11-190 | 09/27/2011 | 90 | BP NVC | 1,200 | 04/30/2012 | FC | 100 | 100 |
| 09-054 | 04/03/2009 | 90 | BP NVC | 7,000 | 05/14/2010 | JH | 100 | 100 |

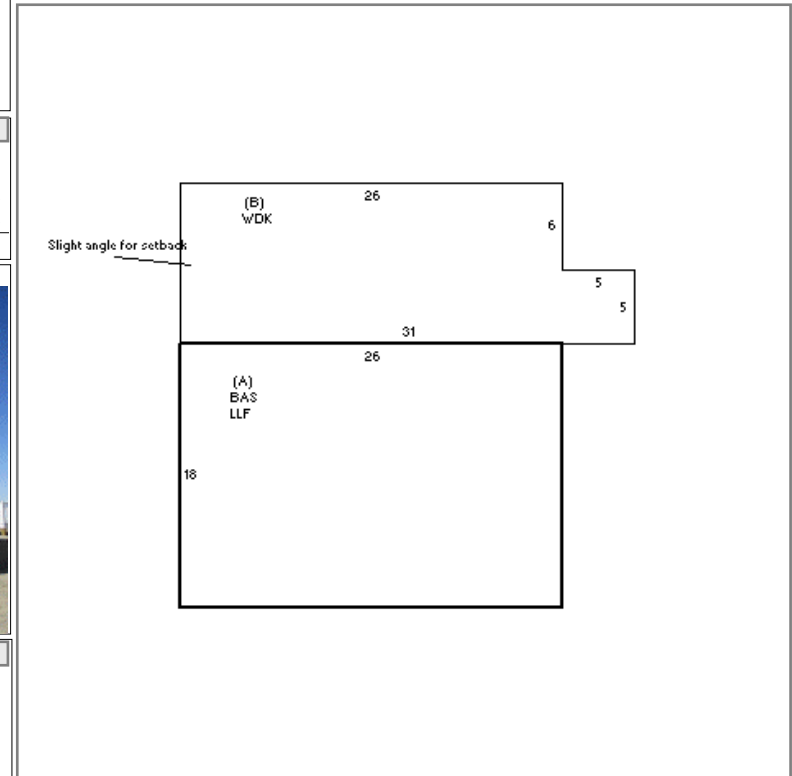
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.120 | 10 | 1.00 | 1 | 1.00 | 1 | 1.00 | WF1 | 5.75 | | 909,450 |

| TOTAL | 5,227 SF | ZONING | LBP | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|--------------|------------------|----------------|
| Nbhd | BEACH POINT | NOTE | | | | LAND | 909,500 | 790,800 |
| Inf1 | NO ADJ | | BUILDING | 202,100 | 173,600 | | | |
| Inf2 | NO ADJ | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,111,600 | 964,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/17/2018 | LG |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/17/2018 | LG |
| STYLE | 6 | 0.90 | COTTAGE/BUNG [100%] | REVIEW | 4/6/2021 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



DETACHED

BUILDING

| YEAR BLT | 1951 | SIZE ADJ | 1.050 |
|------------|-------|------------|-------|
| NET AREA | 936 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$260 | OVERALL | 0.900 |

| 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 | 5 | VINYL | 1.00 |
| INT. FINISH | 5 | OTHER | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | LLF | L | LOWER LEVEL FIN | 468 | 1951 | 196.67 | 92,041 |
| A | BAS | L | BAS AREA | 468 | 2017 | 287.05 | 134,339 |
| B | WDK | N | ATT WOOD DECK | 311 | | 48.27 | 15,013 |

| TOTAL RCN | 243,494 |
|----------------|------------|
| CONDITION ELEM | CD |
| EFF.YR/AGE | 2005 / 17 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$202,100 |