

Key: 422

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 348

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TERRACE DUNES REALTY TRUST				21-2-0				179 SHORE RD			
TRS: RODRICKS RICHARD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
PO BOX 146				TERRACE DUNES REALTY TRUS		06/10/1988	99		6299-309+		
NO TRURO, MA 02652-0146											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-118X	03/27/2023	6	SHED	9,757	06/27/2023	LG	100	100
15-052	03/23/2015	90	BP NVC	12,500	03/14/2016	RJM	100	100
		99	ALL OTHER		10/05/2011	MR	100	100
09-011S	04/30/2009	99	ALL OTHER		06/08/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	55,321	BPT	1.00	1	1.00	1	1.00	1.00	C03	2.10	1,030,260

TOTAL	1.270 Acres	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE WATERVIEW	LAND		1,030,300	1,000,100		
Infl1	NO ADJ		BUILDING		754,700	741,900		
Infl2	NO ADJ		DETACHED		8,100	5,800		
			OTHER		0	0		
TOTAL				1,793,100	1,747,800			

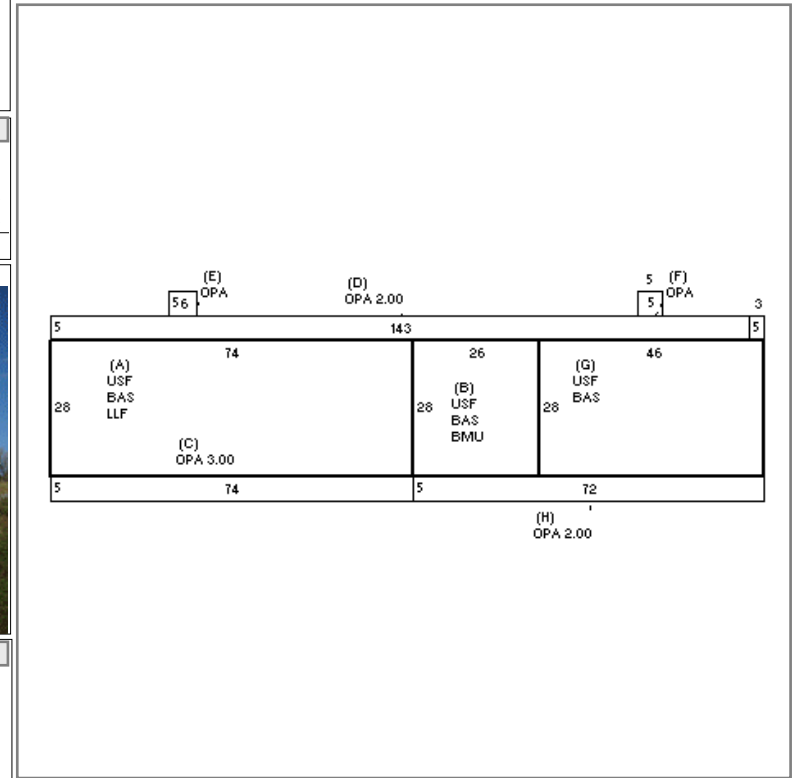
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	G	1.18	G 0.90 WOOD-3*3	2009	9	54.75	400
APV	A	1.00	A 0.75 60*170	1986	10,200	0.70	5,400
SHF	A	1.00	A 0.75 10*20	2023	200	15.54	2,300



BLDG COMMENTS

TERRACE DUNES RESORT/30 EFF (1 UNIT=MGR)
HEAT & A/C UNITS/TIMESHARE CONDO

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2011	MR
MODEL	5		CIM	LIST	10/5/2011	MR
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	3/15/2016	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	0.788
NET AREA	10,248	DETAIL ADJ	1.870
\$NLA(RCN)	\$164	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	100	1.00	
% A/C	100	1.00	
% SPRINKLERS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOW-LEV FIN	2,072	1986	128.79	266,851
EXTERIOR WALL	4	VINYL	1.01	+	USF	L	UP-STRY FIN	4,088	1986	150.75	616,246
ROOF STRUCTURE	1	GABLE	1.00	B	BMU	N	BSMT UNF	728		53.34	38,834
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	3,315		41.55	137,753
FLOORING	3	WW/ CARPET	1.00	+	BAS	L	BASE AREA	4,088	1986	150.75	616,246
INT FINISH	2	DRYWALL	1.02	I	ASH	N	ATT SHED	30		36.20	1,086
H.V.A.C.	5	ELECTRIC	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
COMPLEX	0		1.00								

TOTAL RCN	1,677,016
CONDITION ELEM	CD
EFF.YR/AGE	1987 / 35
COND	55 55 %
FUNC	0
ECON	0
DEPR	55 % GD 45
RCNLD	\$754,700