

Key: 486

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 394

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEACH POINT CO-OP REC HSG ASSO C/O KATHY DUNN 20 DOLGE CT CHARLTON, MA 01507				21-10-0				169 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEACH POINT CO-OP REC HSG				04/21/1981	99		(85185+)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-175X	04/12/2022	11	COMMERCIAL	5,000	06/05/2023	TCK	100	100
21-169X	05/19/2021	11	COMMERCIAL	500	12/13/2021	LG	100	100
21-156X	05/05/2021	11	COMMERCIAL	8,000	12/13/2021	LG	100	100
21-062X	02/23/2021	11	COMMERCIAL		12/13/2021	LG	100	100
19-073X	03/18/2019	11	COMMERCIAL	8,000	05/23/2019	LG	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	65,340	BPT	1.00	1	1.00	1	1.00	C03	2.10		1,216,850

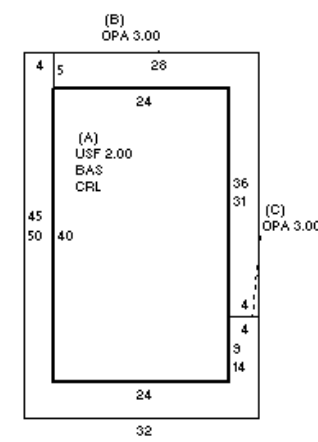
TOTAL	1.500 Acres	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	NOTE				LAND	1,216,900	1,181,300
Infl1	NO ADJ		BUILDING	336,300	329,900			
Infl2	NO ADJ		DETACHED	6,100	6,000			
			OTHER	338,700	332,300	TOTAL	1,898,000	1,849,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	A	1.00	A 0.75 WOOD-3X4		12	46.40	400
APV	A	1.00	A 0.75 50X100+30X80		7,400	0.70	3,900
SHF	A	1.00	G+ 0.95 10X12	2016	120	16.01	1,800



BLDG COMMENTS
BEACH POINT CO-OP/12 EFF

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	7/12/2023	MR
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	0.925
NET AREA	2,880	DETAIL ADJ	1.852
\$NLA(RCN)	\$234	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	960		16.10	15,456
EXTERIOR WALL	7	STUCCO	1.00	A	BAS	L	BASE AREA	960	1968	192.76	185,046
ROOF STRUCTURE	2	HIP	1.00	A	USF	L	UP-STRY FIN	1,920	1968	192.76	370,092
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	1,920		53.13	102,019
FLOORING	3	WW/ CARPET	1.00								
INT FINISH	2	DRYWALL	1.02								
H.V.A.C.	5	ELECTRIC	0.98								
FUEL SOURCE	3	ELECTRIC	1.00								
COMPLEX	0		1.00								

TOTAL RCN	672.613
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$336,300

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CURRENT OWNER		PARCEL ID		LOCATION	
BEACH POINT CO-OP REC HSG ASSO		21-10-0		169 SHORE RD	
C/O KATHY DUNN		TRANSFER HISTORY		DOS	T
20 DOLGE CT				SALE PRICE	BK-PG (Cert)
CHARLTON, MA 01507					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

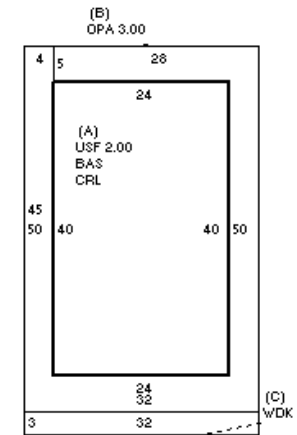
LAND

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	338,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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	11/16/2011	DF
QUALITY	+	1.10	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
12 EFF (INCL MGRS)/GOOD VIEW

YEAR BLT	1968	SIZE ADJ	0.925	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	677,479		
NET AREA	2,880	DETAIL ADJ	1.852	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL SPACE	960		16.10	15,456	CONDITION ELEM CD			
\$NLA(RCN)	\$235	OVERALL	1.000	EXTERIOR WALL	7	STUCCO	1.00	A	BAS	L	BASE AREA	960	1968	192.76	185,046				
				ROOF STRUCTURE	2	HIP	1.00	A	USF	L	UP-STRY FIN	1,920	1968	192.76	370,092				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	1,920		53.13	102,019				
				FLOORING	3	WW/ CARPET	1.00	C	WDK	N	WOOD DECK	96		50.69	4,866				
				INT FINISH	2	DRYWALL	1.02												
				H.V.A.C.	5	ELECTRIC	0.98												
				FUEL SOURCE	3	ELECTRIC	1.00												
				COMPLEX	0		1.00												
				EFF.YR/AGE 1992 / 30															
				COND 50 50 %															
				FUNC 0															
				ECON 0															
				DEPR 50 % GD 50															
				RCNLD \$338,700															