

Key: 5

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WHITE SANDS BEACH CLUB INC PO BOX 611 PROVINCETOWN, MA 02657		1-5-0		706 SHORE RD	
		TRANSFER HISTORY		DOS	T
		WHITE SANDS BEACH CLUB IN		02/15/1991	99
		WHITE SANDS BEACH CLUB IN		06/22/1990	L
				SALE PRICE	BK-PG (Cert)
				900,000	7204-13+ 7204-13+

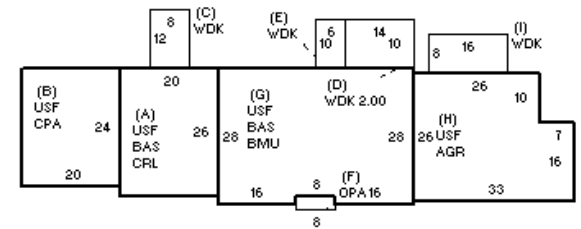
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3450	100	RESORT CONDO				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-195	07/29/2020	11	COMMERCIAL	910,000	06/05/2023	TCK	50	40
20-073	03/03/2020	11	COMMERCIAL	225,000	05/03/2006	TCK	70	60
19-416	12/18/2019	11	COMMERCIAL	4,000	02/05/2020	LG	100	100
19-407	12/10/2019	11	COMMERCIAL	110,000	07/28/2020	PJK	100	100
16-042	03/15/2016	5	DEMO	20,000	05/08/2017	LG	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	2.300 Acres	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N	WHITE SANDS BEACH CLUB NOW BUCCANEER			LAND	0	0
Infl1		O	CONDOS -NOT A WATERFRNT LOT/HAS EASMNT TO			BUILDING	437,000	438,200
Infl2		T	BEACH ON ABUTTER PCL IN PTOWN			DETACHED	2,723,600	2,594,000
		E				OTHER	945,200	951,200
						TOTAL	4,105,800	3,983,400

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PLH	A	1.00 D	0.20 22X31 + 9X12	1993	790	17.40	2,700
SPC	A	1.00 D	0.20 25X50	1955	1,250	35.44	8,900
SPC	A	1.00 D	0.20 IN PBD-12X33	1993	396	50.95	4,000
PBD	A	1.00 D	0.20 26X58	1993	1,508	17.67	5,300
APV	A	1.00 A-	0.70	1955	500	0.70	200
CCL	CA	1.00 SV	1.00		43	62,842.50	2,702,200
SN2	A	1.00 A	0.75 2X4		8	46.40	300



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BUILDING	CD	ADJ	DESC	MEASURE	10/4/2011	MR
MODEL	5		CIM	LIST	1/21/2010	FMC
STYLE	43	1.96	MOTEL/HOTEL [83%]	REVIEW	7/12/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
MGR'S UNIT/APT (4br) Staff Housing Apt (2br) & Motel Office

YEAR BLT	2006	SIZE ADJ	0.850	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	929,740
NET AREA	4,516	DETAIL ADJ	1.968	FOUNDATION	4	BSMT WALL	1.00	A	CRL	N	CRAWL SPACE	520		16.10	8,372	CONDITION ELEM	CD
\$NLA(RCN)	\$206	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	1,624	2006	171.13	277,911		
				ROOF STRUCTURE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	2,104	2006	171.13	360,052		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	CPA	N	CARPORT	480		38.98	18,709		
				FLOORING	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	564		45.00	25,379		
				INT FINISH	2	DRYWALL	1.02	F	OPA	N	OPEN PORCH	24		47.17	1,132		
				H.V.A.C.	9	WM/CL AIR PKGE	1.04	G	BMU	N	BSMT UNF	1,104		60.56	66,853		
				FUEL SOURCE	1	OIL	1.00	H	AGR	N	ATTACHED GARAGE	788		46.30	36,484		
				COMPLEX	0		1.00	H	USF	L	UP-STRY FIN	788	2011	171.13	134,848		
																EFF.YR/AGE	2006 / 16
																COND	23 23 %
																FUNC	0
																ECON	30
																DEPR	53 % GD 47
																RCNLD	\$437,000

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WHITE SANDS BEACH CLUB INC PO BOX 611 PROVINCETOWN, MA 02657				1-5-0				706 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3450	100	RESORT CONDO				2	2 of 4	
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
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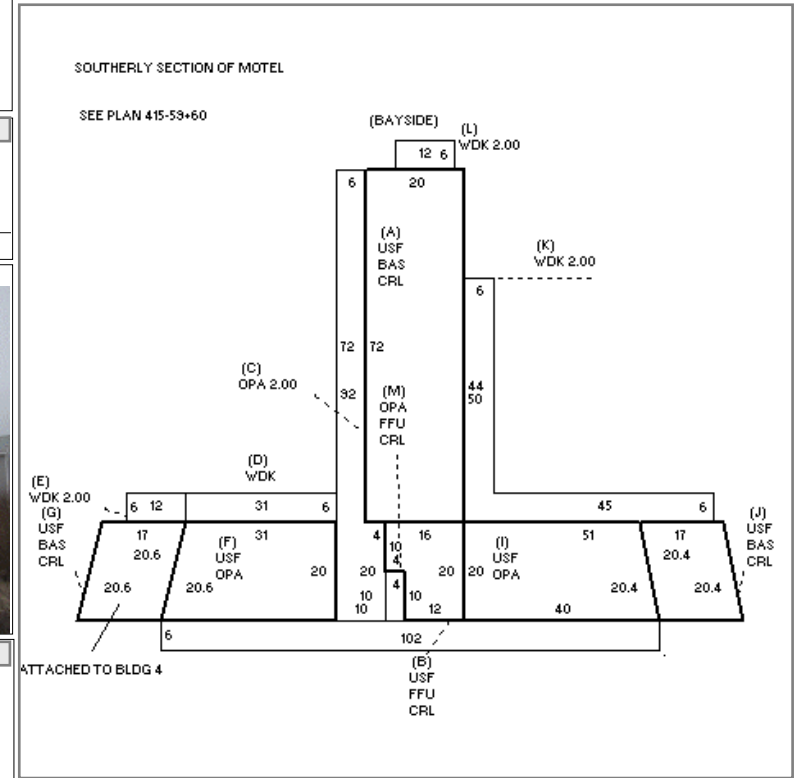
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	281,600	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/18/2021



**BLDG COMMENTS**  
9 UNITS/FFU=FURNACE RM PLUS One Add'l End Unit. TOTAL=10 Units.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2011	MR
MODEL	5		CIM	LIST	1/21/2010	FMC
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	6/23/2022	EMZ
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	0.835	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,950	DETAIL ADJ	1.852	FOUNDATION	3	CONTIN WALL	1.00
\$NLA(RCN)	\$189	OVERALL	1.000	EXTERIOR WALL	2	CLAP BOARD	1.00
CAPACITY		UNITS	2	ROOF STRUCTURE	1	GABLE	1.00
STORIES		ADJ	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
% HEATED	100		1.00	FLOORING	3	WW/ CARPET	1.00
% A/C	100		1.00	INT FINISH	2	DRYWALL	1.02
% SPRINKLERS	0		1.00	H.V.A.C.	5	ELECTRIC	0.98
				FUEL SOURCE	3	ELECTRIC	1.00
				COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	CRAWL SPACE	2,440		16.10	39,284
+	BAS	L	BASE AREA	2,120	1955	142.40	301,879
+	USF	L	UP-STRY FIN	3,830	1955	142.40	545,377
+	FFU	N	BAS AREA UNFIN	320		74.89	23,964
+	OPA	N	OPEN PORCH	3,958		39.25	155,363
+	WDK	N	WOOD DECK	1,614		37.44	60,434

TOTAL RCN	1,126,301
CONDITION ELEM	CD
EFF.YR/AGE	2000 / 22
COND	35 35 %
FUNC	40 UC
ECON	0
DEPR	75 % GD 25
RCNLD	\$281,600

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9/27/2023 7:11 pm SEQ #: 6

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHITE SANDS BEACH CLUB INC PO BOX 611 PROVINCETOWN, MA 02657				1-5-0				706 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3450	100	RESORT CONDO					3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

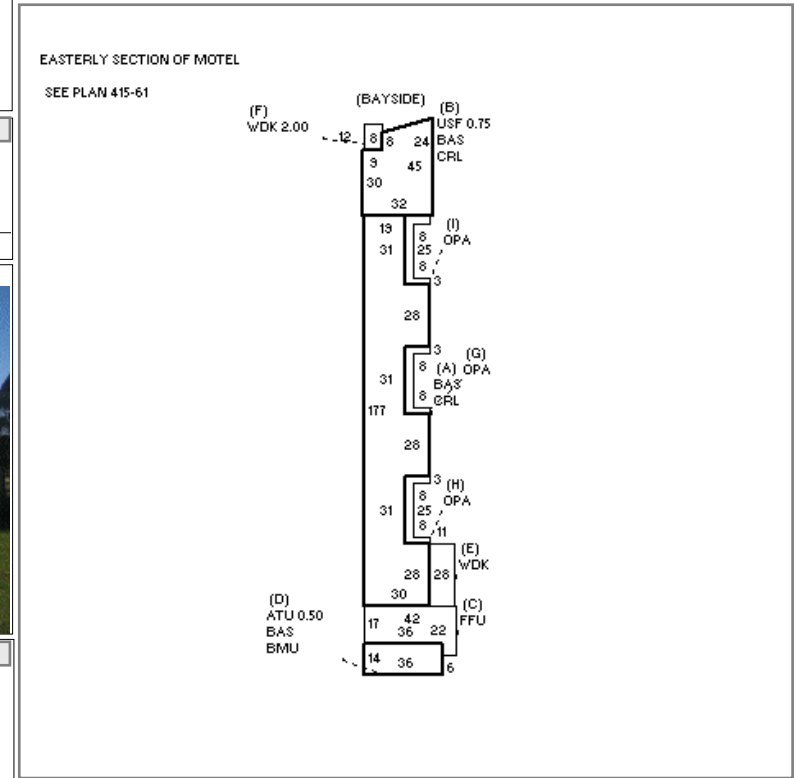
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	131,700	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
14 UNITS in Original Bldg. Newer Front Attached Bldg near Shore Rd is Storage Only (former gym).



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2011	MR
MODEL	5		CIM	LIST	1/21/2010	FMC
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	6/23/2022	EMZ
QUALITY	L	0.83	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	0.820	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,012,904	
NET AREA	6,935	DETAIL ADJ	1.703	FOUNDATION	3	CONTIN WALL	1.00	+	CRL	N	CRAWL SPACE	5,512		16.10	88,743	CONDITION ELEM	CD	
\$NLA(RCN)	\$146	OVERALL	1.000	EXTERIOR WALL	2	CLAP BOARD	1.00	+	BAS	L	BASE AREA	6,016	1950	118.53	713,082			
CAPACITY			UNITS	ADJ	ROOF STRUCTURE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	919	1950	118.53	108,930		
STORIES	1		1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	FFU	N	BAS AREA UNFIN	744		62.34	46,378			
% HEATED	0		1.00	FLOORING	3	WW/ CARPET	1.00	D	BMU	N	BSMT UNF	504		41.94	21,140			
% A/C	100		1.00	INT FINISH	2	DRYWALL	1.02	D	ATU	N	ATTIC UNFIN	252		20.74	5,226			
% SPRINKLERS	0		1.00	H.V.A.C.	13	NONE	0.90	+	WDK	N	WOOD DECK	500		31.17	15,584			
				FUEL SOURCE	8	NONE	1.00	+	OPA	N	OPEN PORCH	423		32.67	13,821			
				COMPLEX	0		1.00											
																EFF.YR/AGE	1965 / 57	
																COND	77 77 %	
																FUNC	0	
																ECON	10	
																DEPR	87 % GD 13	
																RCNLD	\$131,700	

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

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CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3450	100	RESORT CONDO					4	4 of 4	
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 BUILDING DETACHED OTHER TOTAL	531,900	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/08/2022



(A)  
USF  
BAS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/12/2021	EST	BLDG COMMENTS
MODEL	5		CIM	LIST			17 UNITS OWNER REFUSED MEASURE/BASED ON PLANS-NEEDS MEASURE
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	6/23/2022	EMZ	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	2020	SIZE ADJ	0.815	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,108,080
NET AREA	7,400	DETAIL ADJ	1.796	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,700	2020	149.74	554,040	CONDITION ELEM	CD
\$NLA(RCN)	\$150	OVERALL	1.000	EXTERIOR WALL	2	CLAP BOARD	1.00	A	USF	L	UP-STRY FIN	3,700	2020	149.74	554,040		
				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.	7	FL/WALL FURNACE	0.95										
				FUEL SOURCE	99	N/A	1.00										
				COMPLEX	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
% HEATED		100	1.00														
% A/C		100	1.00														
% SPRINKLERS		0	1.00														
																EFF.YR/AGE	2020 / 2
																COND	02 02 %
																FUNC	50 UC
																ECON	0
																DEPR	52 % GD 48
																RCNLD	\$531,900