Key: 525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 434

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CAPS COTTAGES LLC **RES AGT: BERNARD MATRANGO** **PO BOX 261** **NO TRURO, MA 02652**	**22-43-0**	**127 SHORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE CAPS COTTAGES LLC	02/24/2020	F	1	(221920)
MATRANGO BERNARD & FRANCI	07/22/2013	QS	525,000	(200965)
127 SHORE ROAD REALTY TRU	03/13/2012	99		(196558)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3010	**100**	**MOTELS**		**1**	**1 of 6**

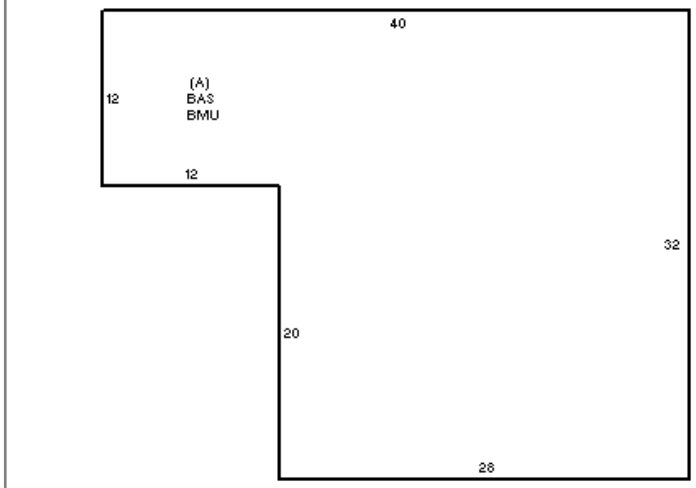
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-029	02/05/2020	11	COMMERCIAL	250,000	05/03/2006	TCK	70	70
17-157X	05/26/2017	4	REHAB	5,000	07/24/2018	JN	100	100
15-081	04/17/2015	90	BP NVC	2,000	03/14/2016	RJM	100	100
15-082	04/17/2015	90	BP NVC	2,000	03/14/2016	RJM	100	100
12-104	04/24/2012	90	BP NVC	5,000	05/07/2013	TRL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	33,750	R6A	1.00	1	1.00	1	1.00	386,300	1.00	1	1.00	C02	1.00			299,360
303	A	0.105	R6A	1.00	1	1.00	1	1.00	26,200	1.00	1	1.00	C02	1.00			2,750

TOTAL	38,333 SF	ZONING	L6A	FRNT	0
Nbhd	RT 6A/NTC	NOTE			
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	302,100	293,300
BUILDING	272,200	234,100
DETACHED	300	300
OTHER	400,800	344,500
TOTAL	**975,400**	**872,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN1	A 1.00	G 0.90	3X4	2009	12	30.20	300

PHOTO 06/05/2023

BLDG COMMENTS

WHITE CAPS COTTAGES/COTTAGE 1

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/5/2011	MR
LIST	10/5/2011	EST
REVIEW	7/12/2023	MR

YEAR BLT	1948	SIZE ADJ	1.040
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	0.855

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
UNITS	2	.95

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	4	WALL BOARD	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		61.35	63,809
A	BAS	L	BAS AREA	1,040	1948	270.10	280,904

TOTAL RCN	348,913
CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	10	UC
ECON	0	
DEPR	22	% GD 78
RCNLD		$272,200

Key: 525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 435

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO PO BOX 261 NO TRURO, MA 02652	22-43-0	127 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3010	100	MOTELS		2	2 of 6

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

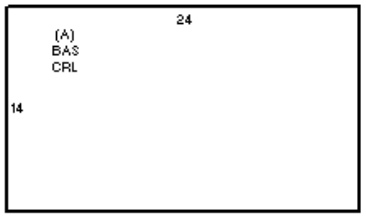
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	83,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/17/2021	TCK
LIST	3/17/2021	EST
REVIEW	6/23/2022	EMZ

BLDG COMMENTS

COTTAGE 2

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	4	WALL BOARD	1.00
HEATING/COOLING	17	ELECTRIC W/AC	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	336		36.91	12,403
A	BAS	L	BAS AREA	336	1948	273.38	91,856
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	106,359
CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	10	UC
ECON	0	
DEPR	22	% GD 78
RCNLD		$83,000

Key: 525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 436

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO PO BOX 261 NO TRURO, MA 02652	22-43-0	127 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3010	100	MOTELS		3	3 of 6

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

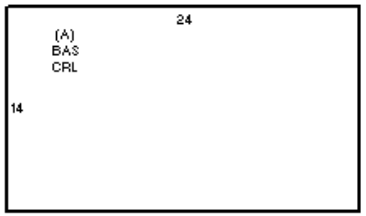
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	83,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2023



BLDG COMMENTS

COTTAGE 3

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/17/2021	TCK
LIST	3/17/2021	EST
REVIEW	6/23/2022	EMZ

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	4	WALL BOARD	1.00
HEATING/COOLING	17	ELECTRIC W/AC	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	336		36.91	12,403
A	BAS	L	BAS AREA	336	1948	273.38	91,856
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	106,359
CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	10	UC
ECON	0	
DEPR	22	% GD 78
RCNLD		$83,000

Key: 525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 437

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO PO BOX 261 NO TRURO, MA 02652	22-43-0	127 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3010	100	MOTELS		4	4 of 6

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

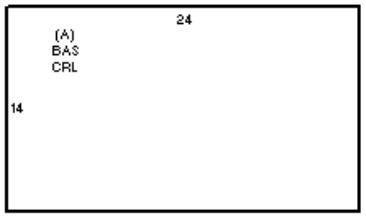
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	83,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/17/2021	TCK
LIST	3/17/2021	EST
REVIEW	6/23/2022	EMZ

BLDG COMMENTS

COTTAGE 4

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	4	WALL BOARD	1.00
HEATING/COOLING	17	ELECTRIC W/AC	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	336		36.91	12,403
A	BAS	L	BAS AREA	336	1948	273.38	91,856
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	106,359

CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12		
COND	12	12 %	
FUNC	10	UC	
ECON	0		
DEPR	22	% GD	78
RCNLD			$83,000

Key: 525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 438

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO PO BOX 261 NO TRURO, MA 02652	22-43-0	127 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3010	100	MOTELS		5	5 of 6

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

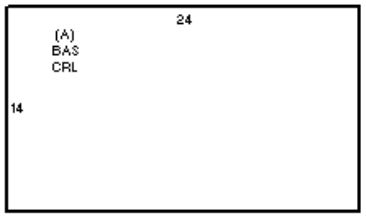
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	83,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/17/2021	TCK
LIST	3/17/2021	EST
REVIEW	6/23/2022	EMZ

BLDG COMMENTS

COTTAGE 5

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	4	WALL BOARD	1.00
HEATING/COOLING	17	ELECTRIC W/AC	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	336		36.91	12,403
A	BAS	L	BAS AREA	336	1948	273.38	91,856
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	106,359

CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12		
COND	12	12 %	
FUNC	10	UC	
ECON	0		
DEPR	22	% GD	78
RCNLD	$83,000		

Key: 525

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 439

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CAPS COTTAGES LLC RES AGT: BERNARD MATRANGO PO BOX 261 NO TRURO, MA 02652	22-43-0	127 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3010	100	MOTELS		6	6 of 6

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

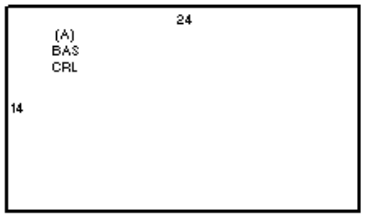
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	68,800	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/17/2021	TCK
LIST	3/17/2021	EST
REVIEW	6/23/2022	EMZ

BLDG COMMENTS

COTTAGE 6

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	336	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	0.830

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	4	WALL BOARD	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL SPACE	336		34.04	11,438
A	BAS	L	BAS AREA	336	1948	252.12	84,712

TOTAL RCN	98,250
CONDITION ELEM	CD

EFF.YR/AGE	1990 / 32	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$68,800