

Key: 668

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 586

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
FORD AND PERZ REALTY TRUST TRS: SHAWN FORD & PAUL PERZ 2 ALVIN RD, UNIT 2B SWAMPSCOTT, MA 01907										32-1-0				488 RT 6			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
FORD AND PERZ REALTY TRUS										06/16/2022	F	1	35192-223				
FORD SHAWN P & PERZ PAUL										10/08/2002	QS	340,000	15713-145				
JENKINS NANCY A										09/14/1998	QS	149,000	11695-128				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-087	02/28/2022	40	STUDIO	150,000	01/17/2023	LG	100	100
19-204	07/15/2019	3	REPAIR/REMOD	95,000	01/07/2020	LG	100	100
12-008	01/18/2012	40	STUDIO	30,000	11/14/2013	FC	100	100
99-100	05/01/1999	10	ALL OTHERS	7,000	07/01/2000		100	100

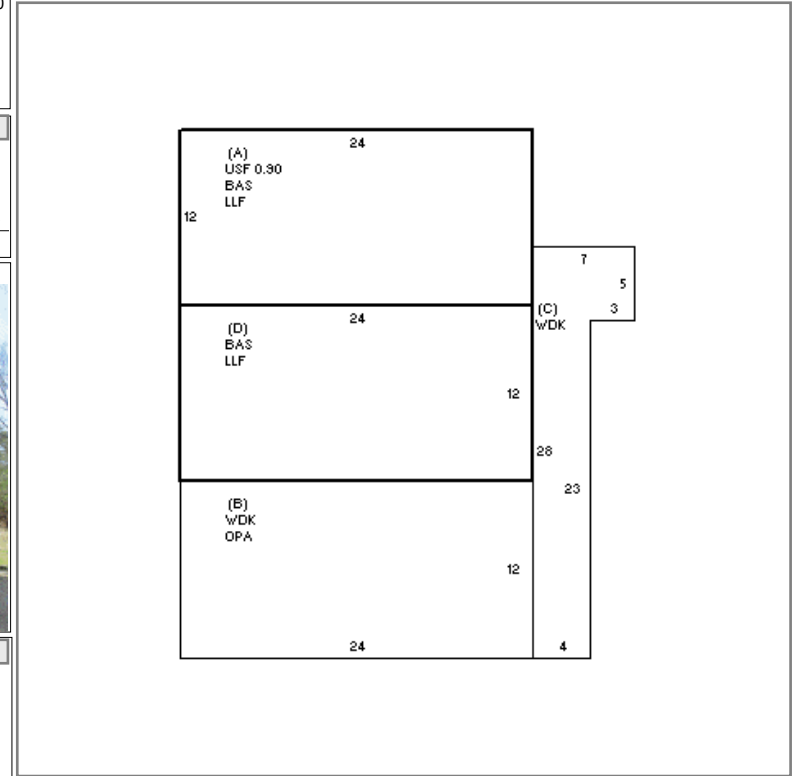
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	288,080	1.00	1	1.00	R01	0.80	223,260
300	A	0.445	11	1.00	1	22,000	1.00	1	1.00	R01	0.80	9,790

TOTAL	1.220 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO		NOTE				LAND	233,100	202,600
Inf1	NO ADJ			BUILDING	314,100	270,400			
Inf2	NO ADJ			DETACHED	3,900	49,900			
				OTHER	253,600	0			
						<b>TOTAL</b>	<b>804,700</b>	<b>522,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*10		80	16.47	1,000
HTB	G	1.18	G 0.90 REAR ST2 7*7		1	3,221.87	2,900



BUILDING	CD	ADJ	DESC	MEASURE	4/27/2021	LG
MODEL	1		RESIDENTIAL	LIST	12/28/2012	BE
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.030
NET AREA	1,411	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	0	1.00
BEDROOMS	2	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	\$5,600
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	576	1978	220.79	127,175
+	BAS	L	BAS AREA	576	1978	322.25	185,618
A	USF	L	UP-STRY FIN	259	1978	254.93	66,026
B	OPA	N	OPEN PORCH	288		74.48	21,449
+	WDK	N	ATT WOOD DECK	415		51.01	21,168
	MST	O	MASONRY STACK	1		3,192.20	3,192
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	430,229
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$314,100

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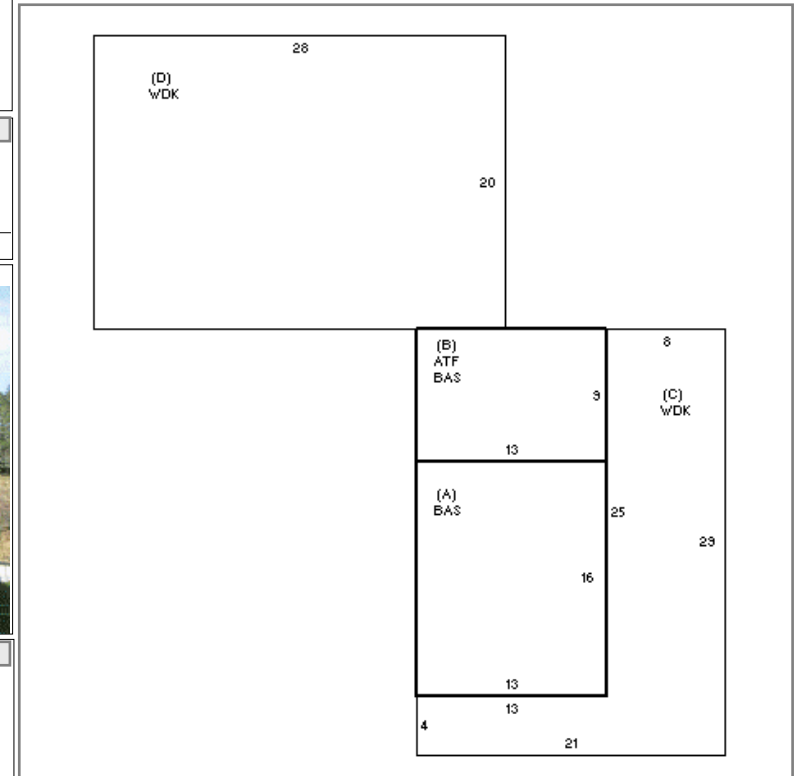
LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FORD AND PERZ REALTY TRUST				32-1-0				488 RT 6			
TRS: SHAWN FORD & PAUL PERZ				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
2 ALVIN RD, UNIT 2B											
SWAMPSCOTT, MA 01907											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 3	
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	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	122,000	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
 1 RM, KITCHENETTE & HALF-BATH W/ TWO SLEEPING LOFTS ACCESSED BY LADDERS (CATH CLG)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2021	LG
MODEL	1		RESIDENTIAL	LIST	4/27/2021	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	2/23/2023	JN
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	135,525
NET AREA	325	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BAS AREA	325	2012	261.23	84,900	CONDITION ELEM	CD
\$NLA(RCN)	\$417	OVERALL	0.860	EXT. COVER	2	CLAPBOARD	1.00	B	ATF	N	FINISHED ATTIC	117		135.11	15,808		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	844		38.76	32,717		
STORIES(FAR)	1.5	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
ROOMS	1	1.00		FLOOR COVER	6	OTHER	1.00										
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	0.5	1.00		HEATING/COOLING	19	MINISPLIT W/AC	1.01										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$122,000

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2 ALVIN RD, UNIT 2B												
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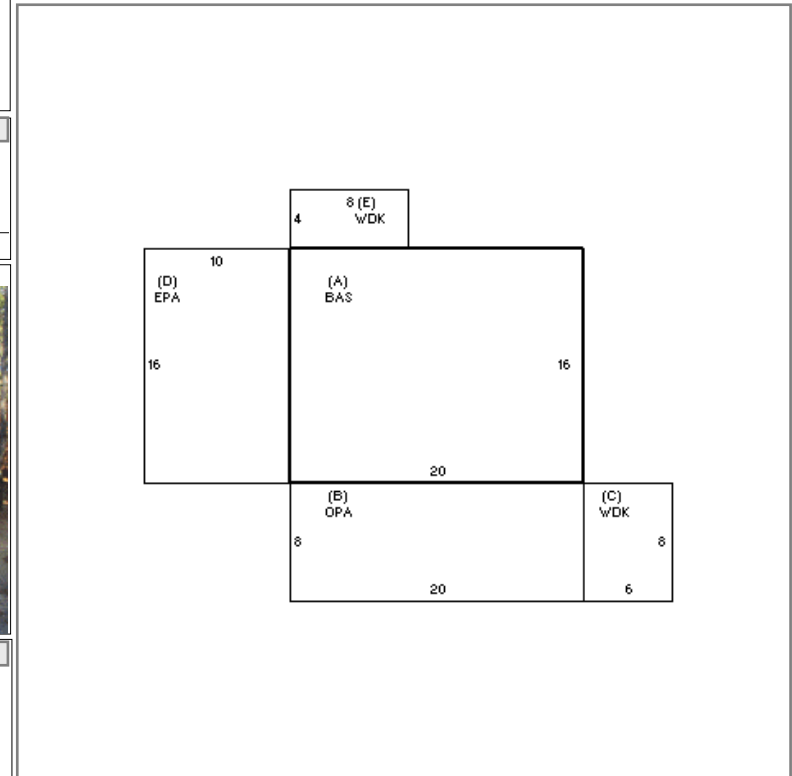
LAND

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	131,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
1 rm, half BA, kitchenette w/ dw & w/d, lam floors, att.screen porch, att. open porch.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/17/2023	LG
MODEL	1		RESIDENTIAL	LIST	1/17/2023	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	2/23/2023	JN
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	131,596
NET AREA	320	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	320	2022	289.94	92,779	CONDITION ELEM	CD
\$NLA(RCN)	\$411	OVERALL	0.830	EXT. COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	160		70.73	11,317		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	80		65.97	5,277		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	EPA	N	ENCL PORCH	160		125.77	20,123		
ROOMS	1	1.00		FLOOR COVER	7	LAMINATE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	0.5	1.00		HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$131,600