

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 614

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
PILGRIM HEIGHTS TRURO LLC MGR: EVAN E EVANS 1 COMMERCIAL STREET PROVINCETOWN, MA 02667				32-28-0				535 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PILGRIM HEIGHTS TRURO LLC				02/11/2019	F	1	31829-154				
OUTER REACH REALTY TRUST				06/09/1997	F		5498-191+				
OUTER REACH REALTY TRUST				12/31/1986	99		5498-191				

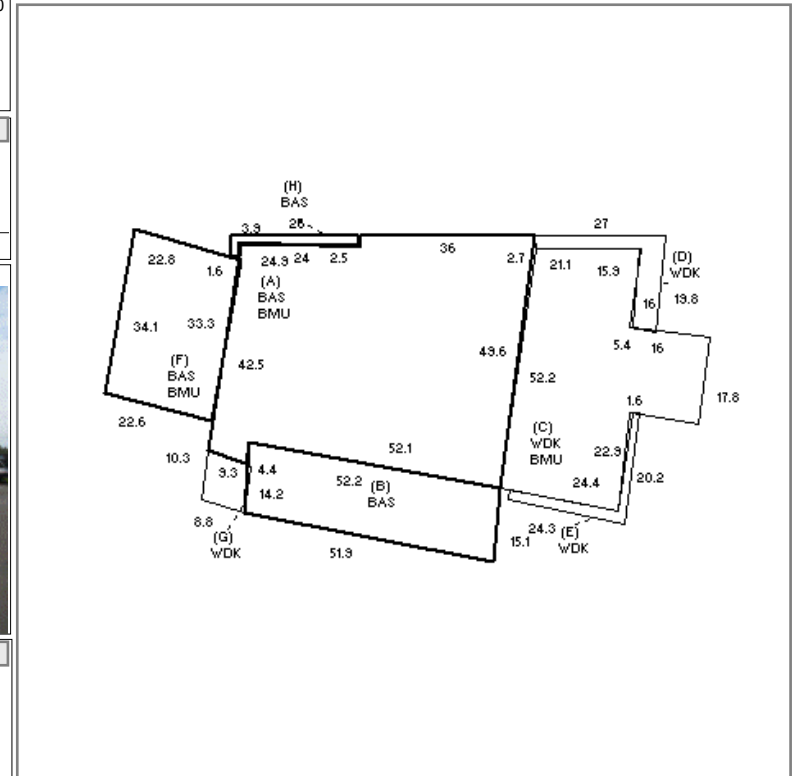
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-496X	12/06/2022	4	REHAB	16,000	05/03/2006	TCK	100	100
22-081X	02/28/2022	4	REHAB	12,600	06/02/2022	LG	100	100
22-082X	02/28/2022	4	REHAB	12,600	06/02/2022	LG	100	100
22-083X	02/28/2022	4	REHAB	17,000	06/02/2022	LG	100	100
22-084X	02/28/2022	4	REHAB	12,600	06/02/2022	LG	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	179,903	RT6	1.00	1	1.00	1	1.00	405,615	1.00	50	0.50	C03	2.10		1,675,190
303	A	7.820	RT6	1.00	1	1.00	1	1.00	27,510	1.00	50	0.50	C03	2.10		215,130

TOTAL	11.950 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	ROUTE 6	NOTE			LAND	1,890,300	1,835,600	
Inf1	NO ADJ		BUILDING	347,400	342,700			
Inf2	NO ADJ		DETACHED	74,000	71,700			
			OTHER	1,852,100	1,825,100			
					TOTAL	4,163,800	4,075,100	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SN2	G	1.18	A 0.75	WOOD-5X8	1970	40	54.75	1,600
APV	A	1.00	A 0.75		1970	50,000	0.70	26,300
SPG	G	1.18	A 0.75	18X36	2013	648	37.91	18,400
SHF	A	1.00	A 0.75	8X10	1970	80	16.47	1,000
CTA	A	1.00	A 0.75		1950	1	21,024.30	15,800
WDK	A	1.00	A 0.75		2013	816	11.00	6,700
C05	A	1.00	A 0.75		1950	340	10.30	2,600
SPV	A	1.00	A 0.75	BLDG 5-6X12		72	28.82	1,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	DF
STYLE	39	1.93	RESTAURANT [83%]	REVIEW	7/12/2023	MR
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Dune Crest Resort

YEAR BLT	1950	SIZE ADJ	0.865	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	890,893
NET AREA	4,346	DETAIL ADJ	1.700	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	4,986		47.91	238,874	CONDITION ELEM	CD
\$NLA(RCN)	\$205	OVERALL	1.000	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	2,772	1950	135.39	375,298		
				ROOF STRUCTURE	1	GABLE	1.00	B	BAS	L	BASE AREA	759	1950	135.39	102,760		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,787		35.60	63,619		
				FLOORING	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	815	1950	135.39	110,342		
				INT FINISH	2	DRYWALL	1.02										
				H.V.A.C.	13	NONE	0.90										
				FUEL SOURCE	8	NONE	1.00										
				COMPLEX	0		1.00										
EFF.YR/AGE 1981 / 41																	
COND 61 61 %																	
FUNC 0																	
ECON 0																	
DEPR 61 % GD 39																	
RCNLD \$347,400																	

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 615

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PILGRIM HEIGHTS TRURO LLC				32-28-0				535 RT 6			
MGR: EVAN E EVANS				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
1 COMMERCIAL STREET											
PROVINCETOWN, MA 02657											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					2	2 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

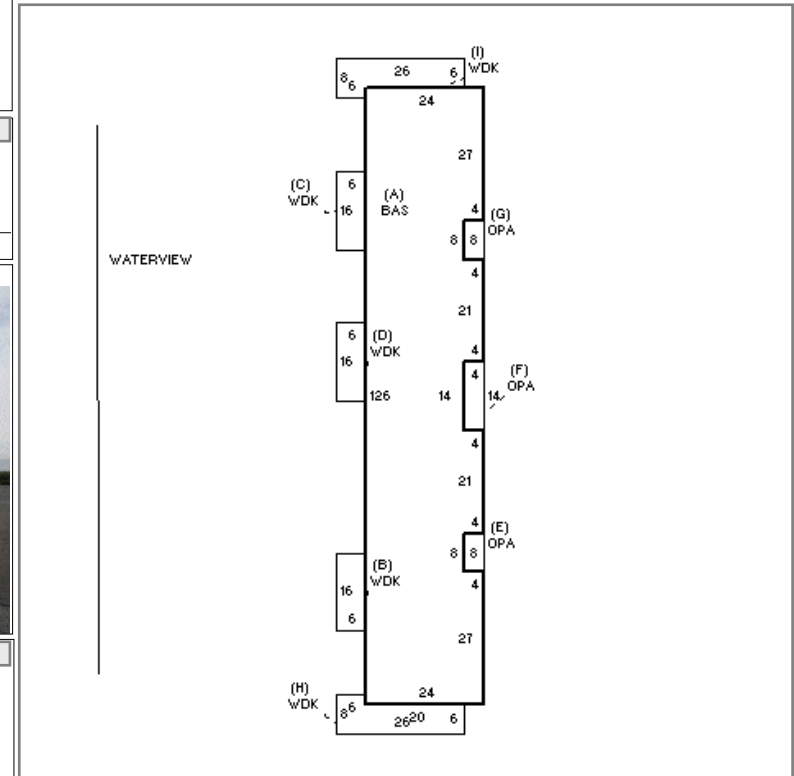
LAND

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	208,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/05/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,904	DETAIL ADJ	1.852	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	2,904	1950	156.04	453,136
\$NLA(RCN)	\$167	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	WDK	N	WOOD DECK	624		41.03	25,603
				ROOF STRUCTURE	1	GABLE	1.00		OPA	N	OPEN PORCH	120		43.02	5,162
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				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	483,901	
CONDITION ELEM	CD	
EFF.YR/AGE	1985 / 37	
COND	57	57 %
FUNC	0	
ECON	0	
DEPR	57	% GD 43
RCNLD	\$208,100	

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 616

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PILGRIM HEIGHTS TRURO LLC				32-28-0				535 RT 6			
MGR: EVAN E EVANS				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
1 COMMERCIAL STREET											
PROVINCETOWN, MA 02657											

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					3	3 of 9	
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	208,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

SEMI-VIEW

BLDG COMMENTS

8 UNITS (20's bldg)

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/05/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,904	DETAIL ADJ	1.852	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	2,904	1950	156.04	453,136
\$NLA(RCN)	\$167	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	WDK	N	WOOD DECK	624		41.03	25,603
				ROOF STRUCTURE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	120		43.02	5,162
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				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	483,901
CONDITION ELEM	CD
EFF.YR/AGE	1985 / 37
COND	57 57 %
FUNC	0
ECON	0
DEPR	57 % GD 43
RCNLD	\$208,100

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 617

LEGAL

LAND

DETACHED

BUILDING

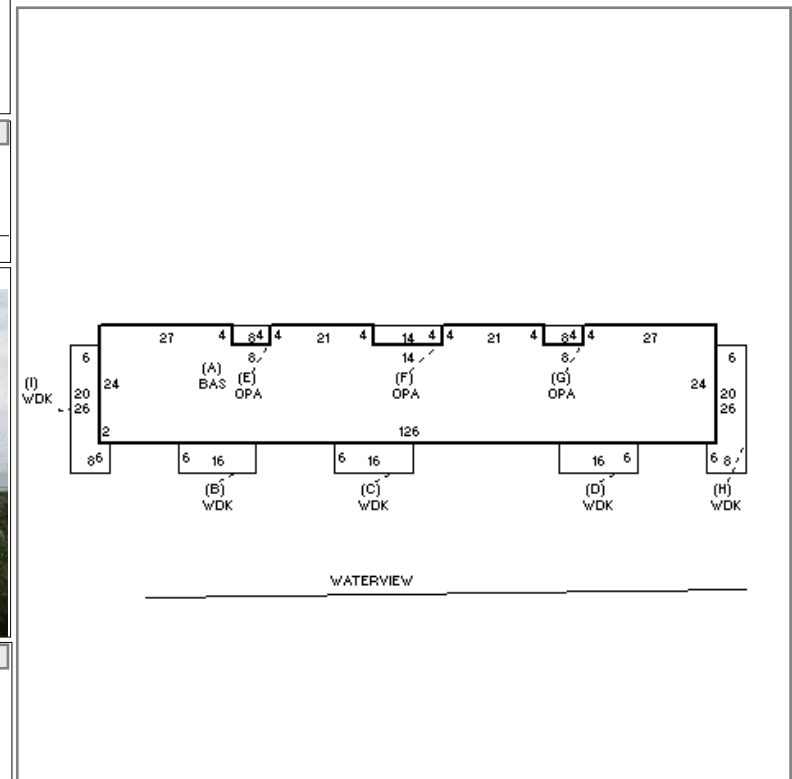
CURRENT OWNER		PARCEL ID		LOCATION	
PILGRIM HEIGHTS TRURO LLC		32-28-0		535 RT 6	
MGR: EVAN E EVANS		TRANSFER HISTORY		DOS	T
1 COMMERCIAL STREET				SALE PRICE	BK-PG (Cert)
PROVINCETOWN, MA 02657					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				4	4 of 9
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

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	208,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
8 UNITS (30's bldg)

YEAR BLT	1950	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,901
NET AREA	2,904	DETAIL ADJ	1.852	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	2,904	1950	156.04	453,136	CONDITION ELEM	CD
\$NLA(RCN)	\$167	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	WDK	N	WOOD DECK	624		41.03	25,603		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00				OPEN PORCH	120		43.02	5,162		
STORIES	1		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										
EFF.YR/AGE 1985 / 37																	
COND 57 57 %																	
FUNC 0																	
ECON 0																	
DEPR 57 % GD 43																	
RCNLD \$208,100																	

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 618

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PILGRIM HEIGHTS TRURO LLC		32-28-0		535 RT 6	
MGR: EVAN E EVANS		TRANSFER HISTORY		DOS	T
1 COMMERCIAL STREET				SALE PRICE	BK-PG (Cert)
PROVINCETOWN, MA 02657					


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				5	5 of 9
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

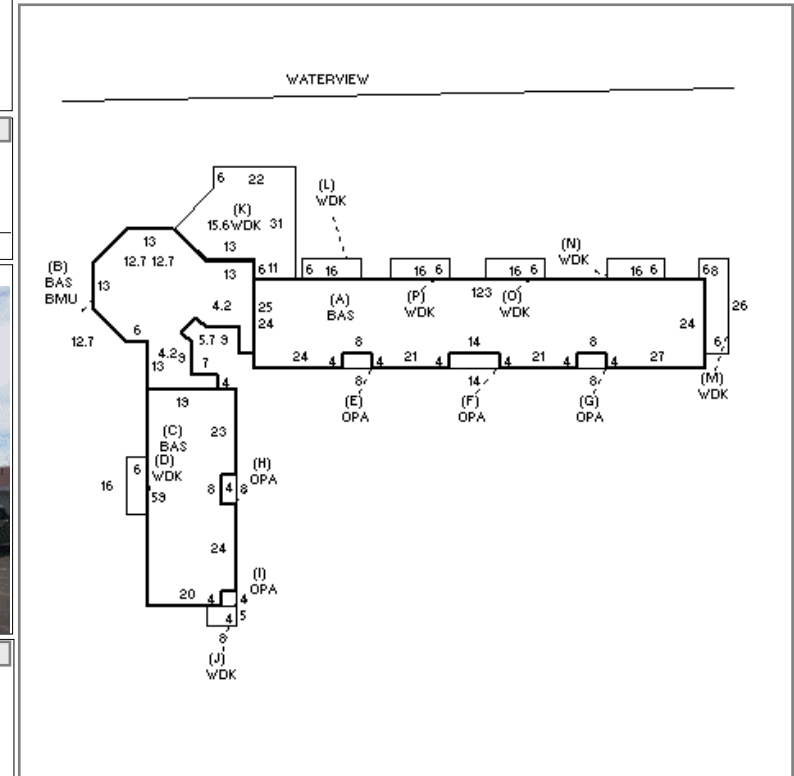
LAND

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	423,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/05/2023
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.96	MOTEL/HOTEL [77%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
12 UNITS/APT (40's and 50's bldg)

INDING

YEAR BLT	1950	SIZE ADJ	0.840	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	985,188
NET AREA	5,454	DETAIL ADJ	2.017	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BASE AREA	4,200	1950	155.97	655,060	CONDITION ELEM	CD
\$NLA(RCN)	\$181	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	B	BMU	N	BSMT UNF	1,254		55.19	69,209		
				ROOF STRUCTURE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,254	1950	155.97	195,582		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,417		41.01	58,114		
				FLOORING	3	WW/ CARPET	1.00	+	OPA	N	OPEN PORCH	168		42.99	7,223		
				FLOORING	3	WOOD PANEL	1.07										
				INT FINISH	2	HOT WATER	1.02										
				H.V.A.C.	3	ELECTRIC	1.00										
				FUEL SOURCE	0	COMPLEX	1.00										
				COMPLEX	0												
																EFF.YR/AGE	1985 / 37
																COND	57 57 %
																FUNC	0
																ECON	0
																DEPR	57 % GD 43
																RCNLD	\$423,600

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 619

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
PILGRIM HEIGHTS TRURO LLC MGR: EVAN E EVANS 1 COMMERCIAL STREET PROVINCETOWN, MA 02657		32-28-0		535 RT 6	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				6	6 of 9	
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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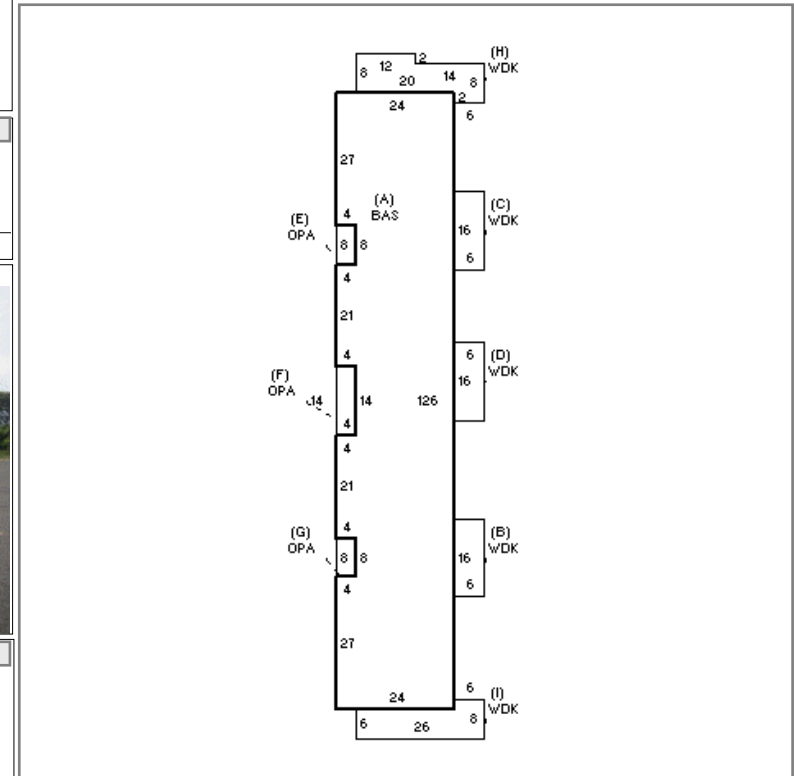
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	208,500	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
8 UNITS (60's bldg)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	484,886
NET AREA	2,904	DETAIL ADJ	1.852	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	2,904	1950	156.04	453,136	CONDITION ELEM CD	
\$NLA(RCN)	\$167	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	WDK	N	WOOD DECK	648		41.03	26,588		
CAPACITY				ROOF STRUCTURE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	120		43.02	5,162		
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00										
% HEATED	100	ADJ	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										
																EFF.YR/AGE	1985 / 37
																COND	57 57 %
																FUNC	0
																ECON	0
																DEPR	57 % GD 43
																RCNLD	\$208,500

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 620

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PILGRIM HEIGHTS TRURO LLC MGR: EVAN E EVANS 1 COMMERCIAL STREET PROVINCETOWN, MA 02657				32-28-0				535 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3010	100	MOTELS				7	7 of 9
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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SEMI-WATERVIEW

PHOTO 06/05/2023

BLDG COMMENTS
8 UNITS (70's bldg)

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	211,000	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/05/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.915
NET AREA	2,904	DETAIL ADJ	1.852
\$NLA(RCN)	\$169	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% A/C		100	1.00
% SPRINKLERS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXTERIOR WALL	10	VERT BOARD	1.00
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.	5	ELECTRIC	0.98
FUEL SOURCE	3	ELECTRIC	1.00
COMPLEX	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,904	1950	156.04	453,136
+	WDK	N	WOOD DECK	788		41.03	32,332
+	OPA	N	OPEN PORCH	120		43.02	5,162

TOTAL RCN	490,630
CONDITION ELEM	CD
EFF.YR/AGE	1985 / 37
COND	57 57 %
FUNC	0
ECON	0
DEPR	57 % GD 43
RCNLD	\$211,000

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 621

LEGAL

LAND

DETACHED

BUILDING

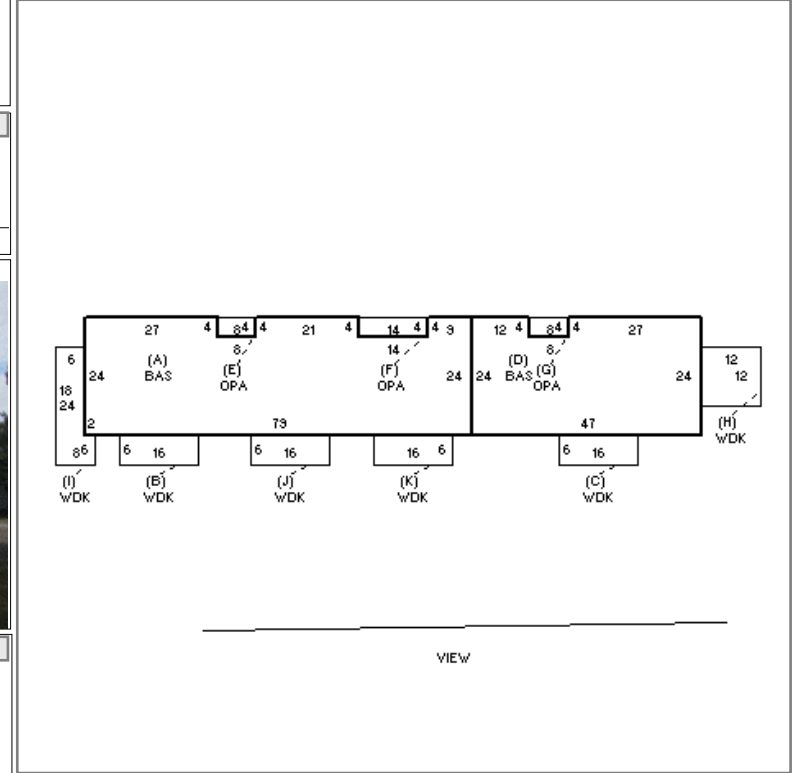
CURRENT OWNER		PARCEL ID	LOCATION			
PILGRIM HEIGHTS TRURO LLC MGR: EVAN E EVANS 1 COMMERCIAL STREET PROVINCETOWN, MA 02657		32-28-0	535 RT 6			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					8	8 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

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	209,100	
Inf1					
Inf2					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
8 UNITS (80's bldg)

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	0.915	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486.363		
NET AREA	2,904	DETAIL ADJ	1.852	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	2,904	1950	156.04	453,136	CONDITION ELEM	CD		
\$NLA(RCN)	\$167	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	WDK	N	WOOD DECK	684		41.03	28,065				
				ROOF STRUCTURE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	120		43.02	5,162				
				ROOF COVER	1	ASPH/COMP SHIN	1.00												
				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												
																		EFF.YR/AGE	1985 / 37
																		COND	57 57 %
																		FUNC	0
																		ECON	0
																		DEPR	57 % GD 43
																		RCNLD	\$209,100

Key: 695

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 622

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PILGRIM HEIGHTS TRURO LLC MGR: EVAN E EVANS 1 COMMERCIAL STREET PROVINCETOWN, MA 02657				32-28-0				535 RT 6			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				9	9 of 9	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

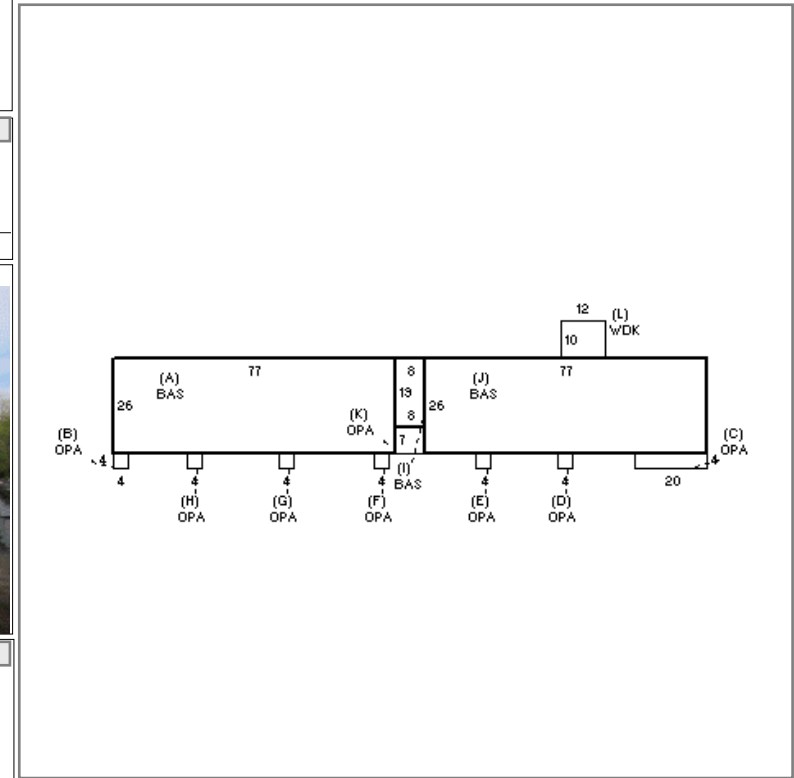
LAND

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	175,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2011	DF
MODEL	5		CIM	LIST	11/2/2011	EST
STYLE	43	1.95	MOTEL/HOTEL [100%]	REVIEW	11/9/2011	DF
QUALITY	-	0.90	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
EMPLOYEE HOUSING [Ten units, the 90's bldg.]

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YEAR BLT	1950	SIZE ADJ	0.865	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	627,149		
NET AREA	4,156	DETAIL ADJ	1.852	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	4,156	1950	147.51	613,060	CONDITION ELEM	CD		
\$NLA(RCN)	\$151	OVERALL	1.000	EXTERIOR WALL	10	VERT BOARD	1.00	+	OPA	N	OPEN PORCH	232		40.66	9,434				
				ROOF STRUCTURE	1	GABLE	1.00	L	WDK	N	WOOD DECK	120		38.79	4,655				
				ROOF COVER	1	ASPH/COMP SHIN	1.00												
				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												
																		EFF.YR/AGE	1970 / 52
																		COND	72 72 %
																		FUNC	0
																		ECON	0
																		DEPR	72 % GD 28
																		RCNLD	\$175,600