

Key: 698

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 625

LEGALS

LAND

DETAILED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------|--|--|--|
| PARMAJONNY'S LLC RESIDENT AGENT: ROBERT MONTANO 45 TRACY LANE EASTHAM, MA 02642 | | | | 32-31-0 | | | | 481 RT 6 | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PARMAJONNY'S LLC | | | | 08/10/2018 | F | 100 | 31456-69 | | | | |
| MONTANO ROBERT & GEORGE V | | | | 10/17/1988 | 99 | | 6483-057 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|---------------|-----------|--------|------------|----|--------|-----|
| 0310 | 85 | MULTI-USE COM | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 18-382 | 10/30/2018 | 4 | REHAB | 32,500 | 01/08/2020 | LG | 100 | 100 |
| 17-142X | 05/22/2017 | 4 | REHAB | 2,000 | 07/31/2018 | LG | 100 | 100 |
| 11-04S | 05/17/2011 | 99 | ALL OTHER | | 11/01/2011 | DF | 100 | 100 |
| 10-06S | 10/18/2010 | 99 | ALL OTHER | | 05/17/2011 | MR | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|------|------|----------|-----|------|---------|------|------------|-----------|---------|
| 103 | S | 33,750 | RT6 | 1.00 | 1 | 1.00 | 1 | 1.00 | 386,300 | 1.00 | 1 | 1.00 | 299,360 |
| 303 | A | 3.355 | RT6 | 1.00 | 1 | 1.00 | 1 | 1.00 | 26,200 | 1.00 | 1 | 1.00 | 87,900 |

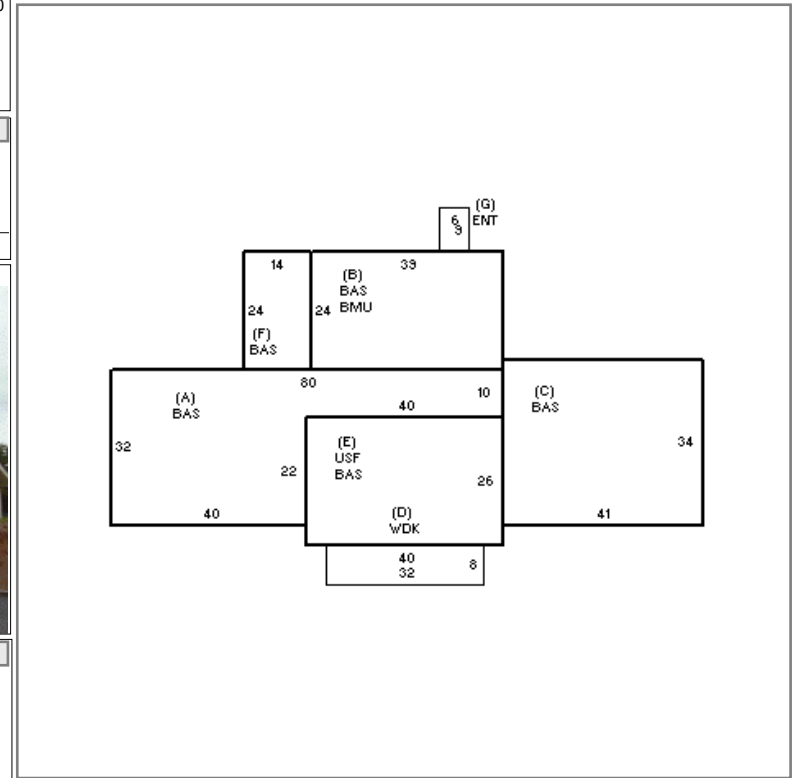
| TOTAL | 4.130 Acres | | | | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|--|--------|-----|------|-------|----------|---------|----------|
| Nbhd | ROUTE 6 | | | | NOTE | | | | LAND | 387,300 | 376,200 |
| Inf1 | NO ADJ | | | | | | | | BUILDING | 387,300 | 383,800 |
| Inf2 | NO ADJ | | | | | | | | DETACHED | 9,400 | 9,300 |
| | | | | | | | | | OTHER | 0 | 0 |
| | | | | | | | | TOTAL | 784,000 | 769,300 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|--------|-----------|-------|
| APV | A | 1.00 | A 0.75 | 1960 | 15,000 | 0.70 | 7,900 |
| SN2 | A | 1.00 | A 0.75 2X6 WOOD | 1960 | 12 | 46.40 | 400 |
| SN2 | A | 1.00 | G 0.90 3X6 WOOD | | 18 | 46.40 | 800 |
| SN2 | A | 1.00 | A 0.75 2X4 WOOD | 2011 | 8 | 46.40 | 300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/1/2011 | DF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 5 | | CIM | LIST | 11/1/2011 | DF |
| STYLE | 39 | 1.93 | RESTAURANT [84%] | REVIEW | 11/9/2011 | DF |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|----------------------|
| MONTANO'S RESTAURANT |



| YEAR BLT | 1950 | SIZE ADJ | 0.830 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|----------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 6,426 | DETAIL ADJ | 2.009 | FOUNDATION | 3 | CONTIN WALL | 1.00 | + | BAS | L | BASE AREA | 5,386 | 1950 | 170.58 | 918,756 |
| \$NLA(RCN) | \$183 | OVERALL | 1.000 | EXTERIOR WALL | 10 | VERT BOARD | 1.00 | B | BMU | N | BSMT UNF | 936 | | 60.36 | 56,499 |
| | | | | ROOF STRUCTURE | 4 | FLAT/SHED | 0.98 | D | WDK | N | WOOD DECK | 256 | | 44.86 | 11,483 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | E | USF | L | UP-STRY FIN | 1,040 | 1950 | 170.58 | 177,405 |
| | | | | FLOORING | 3 | WW/ CARPET | 1.00 | G | ENT | N | ENCL ENTRY | 54 | | 86.70 | 4,682 |
| | | | | INT FINISH | 3 | WOOD PANEL | 1.07 | | F11 | O | FPL 1S 1OP | 1 | | 4,865.00 | 4,865 |
| | | | | H.V.A.C. | 9 | WM/CL AIR PKGE | 1.04 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| | | | | COMPLEX | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 1,173,690 | |
|----------------|-----------|----|
| CONDITION ELEM | CD | |
| EFF.YR/AGE | 1975 / 47 | |
| COND | 67 67 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 67 % GD | 33 |
| RCNLD | \$387,300 | |