

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 739

LEGALS

LAND

DETACHED

BUILDING

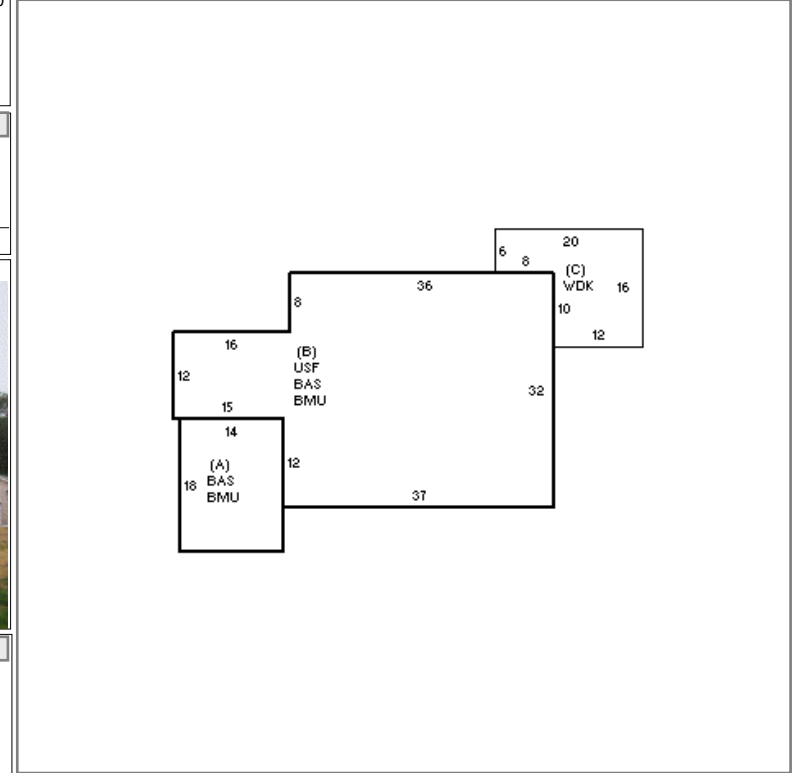
| CURRENT OWNER  |  | PARCEL ID  | LOCATION     |            |              |
|--|--|------------|--------------|------------|--------------|
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  | 35-68-0    | 104 SHORE RD |            |              |
| TRANSFER HISTORY   |  | DOS        | T            | SALE PRICE | BK-PG (Cert) |
| LEXVEST 104 SHORE, LLC   |  | 12/20/2021 | O            | 1,375,000  | (228620)     |
| PRINCE OF WHALES TRUST   |  | 05/20/1986 | 99           |            | (106496)     |

| CLASS  | CLASS%     | DESCRIPTION |      | BN ID  | BN         | CARD    |       |
|--------|------------|-------------|------|--------|------------|---------|-------|
| 3010   | 100        | MOTELS      |      |        | 1          | 1 of 20 |       |
| PMT NO | PMT DT     | TY          | DESC | AMOUNT | INSP       | BY      | 1st % |
| 22-474 | 11/28/2022 | 9           | DECK | 4,000  | 04/18/2023 | LG      | 0 100 |
| 22-475 | 11/28/2022 | 9           | DECK | 4,000  | 04/18/2023 | LG      | 0 100 |
| 22-476 | 11/28/2022 | 9           | DECK | 4,000  | 04/18/2023 | LG      | 0 100 |
| 22-477 | 11/28/2022 | 9           | DECK | 4,000  | 04/18/2023 | LG      | 0 100 |
| 22-478 | 11/28/2022 | 9           | DECK | 4,000  | 04/18/2023 | LG      | 0 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 103 | S | 72,000   | R6A  | 1.00  | 1     | 347,670  | 1.00 | 1     | 1.00 | C01 | 0.90       | 574,660   |
| 303 | A | 1,287    | R6A  | 1.00  | 1     | 23,580   | 1.00 | 1     | 1.00 | C01 | 0.90       | 30,350    |

| TOTAL | 2.940 Acres | ZONING           | RES   | FRNT    | 0       | ASSESSED     | CURRENT          | PREVIOUS         |
|-------|-------------|------------------|---|---------|---------|--------------|------------------|------------------|
| Nbhd  | RT 6A/NTC   | N<br>O<br>T<br>E | PRINCE OF WHALES COMPLEX (Bldgs 1, 3-20) & TERRA LUNA RESTAURANT (Bldg 2) |         |         | LAND         | 605,000          | 587,400          |
| Infl1 | NO ADJ      |                  | BUILDING  | 426,700 | 188,900 |              |                  |                  |
| Infl2 | NO ADJ      |                  | DETACHED  | 3,300   | 3,200   |              |                  |                  |
|       |             |                  |   |         |         | OTHER        | 1,069,200        | 423,700          |
|       |             |                  |   |         |         | <b>TOTAL</b> | <b>2,104,200</b> | <b>1,203,200</b> |

| TY  | QUAL | COND | DIM/NOTE            | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------------|------|-------|-----------|-------|
| SN2 | A    | 1.00 | G 0.90 WOOD-5X5     | 2009 | 25    | 46.40     | 1,000 |
| SN2 | A    | 1.00 | A 0.75 WOOD-EST-2X3 | 1985 | 6     | 46.40     | 200   |
| SHF | A    | 1.00 | P 0.45              | 1920 | 320   | 14.38     | 2,100 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/24/2011 | DF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 5  |      | CIM               | LIST    | 10/24/2011 | DF  |
| STYLE    | 15 | 1.98 | APARTMENTS [100%] | REVIEW  | 6/23/2022  | EMZ |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

**BLDG COMMENTS**  
 Bldg 1 first floor large common-use kitchen, first floor 1 BR apt (U A-20?), common bsmt laundry (has separate entrance), and upper floor 2-BR apt (U A-19?)

| YEAR BLT   | 1940  | SIZE ADJ   | 0.915 | ELEMENT        | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 677,265    |
|------------|-------|------------|-------|----------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 2,964 | DETAIL ADJ | 2.012 | FOUNDATION     | 4  | BSMT WALL       | 1.00 | + | BMU | N | BSMT UNF    | 1,608 |      | 66.64     | 107,163 | CONDITION ELEM | CD         |
| \$NLA(RCN) | \$229 | OVERALL    | 1.000 | EXTERIOR WALL  | 1  | WOOD SHINGLES   | 1.00 | + | BAS | L | BASE AREA   | 1,608 | 1940 | 188.33    | 302,838 |                |            |
|            |       |            |       | ROOF STRUCTURE | 1  | GABLE           | 1.00 | B | USF | L | UP-STRY FIN | 1,356 | 1940 | 188.33    | 255,379 |                |            |
|            |       |            |       | ROOF COVER     | 1  | ASPH/COMP SHIN  | 1.00 | C | WDK | N | WOOD DECK   | 240   |      | 49.52     | 11,885  |                |            |
|            |       |            |       | FLOORING       | 1  | HARDWOOD        | 1.00 |   |     |   |             |       |      |           |         |                |            |
|            |       |            |       | FLOORING       | 1  | HARDWOOD        | 1.00 |   |     |   |             |       |      |           |         |                |            |
|            |       |            |       | INT FINISH     | 2  | DRYWALL         | 1.02 |   |     |   |             |       |      |           |         |                |            |
|            |       |            |       | H.V.A.C.       | 12 | WM/CL AIR SPLIT | 1.05 |   |     |   |             |       |      |           |         |                |            |
|            |       |            |       | FUEL SOURCE    | 1  | OIL             | 1.00 |   |     |   |             |       |      |           |         |                |            |
|            |       |            |       | COMPLEX        | 0  |                 | 1.00 |   |     |   |             |       |      |           |         |                |            |
|            |       |            |       |                |    |                 |      |   |     |   |             |       |      |           |         | EFF.YR/AGE     | 1999 / 23  |
|            |       |            |       |                |    |                 |      |   |     |   |             |       |      |           |         | COND           | 37 37 %    |
|            |       |            |       |                |    |                 |      |   |     |   |             |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                |    |                 |      |   |     |   |             |       |      |           |         | ECON           | 0          |
|            |       |            |       |                |    |                 |      |   |     |   |             |       |      |           |         | DEPR           | 37 % GD 63 |
|            |       |            |       |                |    |                 |      |   |     |   |             |       |      |           |         | RCNLD          | \$426,700  |

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 740

LEGAL

|                          |  |  |  |                  |  |  |  |              |   |            |              |
|--------------------------|--|--|--|------------------|--|--|--|--------------|---|------------|--------------|
| CURRENT OWNER            |  |  |  | PARCEL ID        |  |  |  | LOCATION     |   |            |              |
| LEXVEST 104 SHORE, LLC   |  |  |  | 35-68-0          |  |  |  | 104 SHORE RD |   |            |              |
| RES AGT: ERIC D SHAPIRO  |  |  |  | TRANSFER HISTORY |  |  |  | DOS          | T | SALE PRICE | BK-PG (Cert) |
| 141 PARKER ST, SUITE 305 |  |  |  |                  |  |  |  |              |   |            |              |
| MAYNARD, MA 01754        |  |  |  |                  |  |  |  |              |   |            |              |

| CLASS  | CLASS% | DESCRIPTION |      |        | BN ID | BN | CARD    |   |
|--------|--------|-------------|------|--------|-------|----|---------|---|
| 3010   | 100    | MOTELS      |      |        |       | 2  | 2 of 20 |   |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP  | BY | 1st     | % |
|        |        |             |      |        |       |    |         |   |

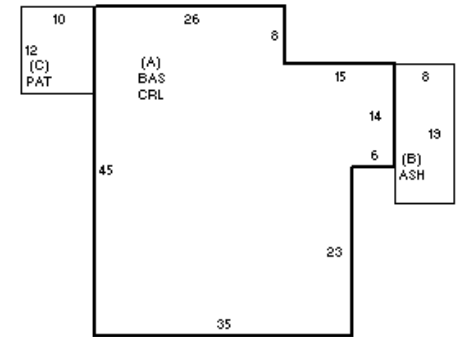
LAND

| 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     | 91,400  |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/24/2011 | DF  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 5  |      | CIM               | LIST    | 10/24/2011 | EST |
| STYLE    | 39 | 1.92 | RESTAURANT [100%] | REVIEW  | 6/23/2022  | EMZ |
| QUALITY  | -  | 0.90 | AVE-/LOW+ [100%]  |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

BLDG COMMENTS

Bldg 2: TERRA LUNA RESTAURANT

| YEAR BLT   | 1900  | SIZE ADJ   | 1.065 | ELEMENT        | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 326,487    |            |
|------------|-------|------------|-------|----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 1,587 | DETAIL ADJ | 1.887 | FOUNDATION     | 3  | CONTIN WALL   | 1.00 | A | CRL | N | CRAWL SPACE | 1,587 |      | 16.10     | 25,551  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$206 | OVERALL    | 1.000 | EXTERIOR WALL  | 1  | WOOD SHINGLES | 1.00 | A | BAS | L | BASE AREA   | 1,587 | 1900 | 185.00    | 293,589 |                |            |            |
|            |       |            |       | ROOF STRUCTURE | 1  | GABLE         | 1.00 | B | ASH | N | ATT SHED    | 152   |      | 36.20     | 5,502   |                |            |            |
|            |       |            |       | ROOF COVER     | 2  | WOOD SHINGLE  | 1.02 | C | PAT | N | PATIO       | 120   |      | 15.38     | 1,845   |                |            |            |
|            |       |            |       | FLOORING       | 2  | SOFTWOOD      | 0.95 |   |     |   |             |       |      |           |         |                |            |            |
|            |       |            |       | INT FINISH     | 3  | WOOD PANEL    | 1.07 |   |     |   |             |       |      |           |         |                |            |            |
|            |       |            |       | H.V.A.C.       | 1  | FORCED AIR    | 1.00 |   |     |   |             |       |      |           |         |                |            |            |
|            |       |            |       | FUEL SOURCE    | 2  | GAS           | 1.00 |   |     |   |             |       |      |           |         |                |            |            |
|            |       |            |       | COMPLEX        | 0  |               | 1.00 |   |     |   |             |       |      |           |         |                |            |            |
|            |       |            |       |                |    |               |      |   |     |   |             |       |      |           |         |                | EFF.YR/AGE | 1970 / 52  |
|            |       |            |       |                |    |               |      |   |     |   |             |       |      |           |         |                | COND       | 72 72 %    |
|            |       |            |       |                |    |               |      |   |     |   |             |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                |    |               |      |   |     |   |             |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                |    |               |      |   |     |   |             |       |      |           |         |                | DEPR       | 72 % GD 28 |
|            |       |            |       |                |    |               |      |   |     |   |             |       |      |           |         |                | RCNLD      | \$91,400   |



Key: 819

Town of TRURO - Fiscal Year 2024

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LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        | BN ID | BN | CARD    |   |
|--------|--------|-------------|------|--------|-------|----|---------|---|
| 3010   | 100    | MOTELS      |      |        |       | 4  | 4 of 20 |   |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP  | BY | 1st     | % |

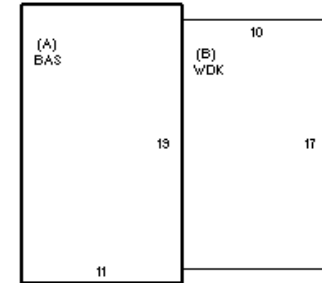
LAND

| 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     | 52,900  |          |
| Infl1 |        | BUILDING |          |         |          |
| Infl2 |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
| Cottage 2     |

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 68,704     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 209   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 209   | 1920 | 276.42    | 57,771 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$329 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 3  | WOOD PANEL      | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 11 UC-DECK |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 23 % GD 77 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$52,900   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 743

LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD    |  |
|--------|--------|-------------|------|--------|------|-------|-----|---------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 5   | 5 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %       |  |

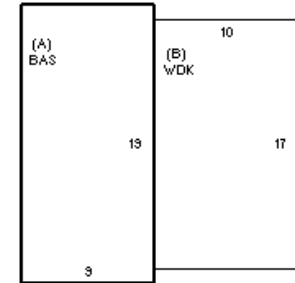
LAND

| 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     | 44,800  |          |
| Infl1 |        |      | BUILDING |         |          |
| Infl2 |        |      | DETACHED |         |          |
|       |        |      | OTHER    |         |          |
|       |        |      | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

Cottage 3

INDING

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 58,200     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 171   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 171   | 1920 | 276.42    | 47,267 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$340 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 3  | WOOD PANEL      | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 11 UC-DECK |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 23 % GD 77 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$44,800   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 744

LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD    |  |
|--------|--------|-------------|------|--------|------|-------|-----|---------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 6   | 6 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %       |  |


LAND

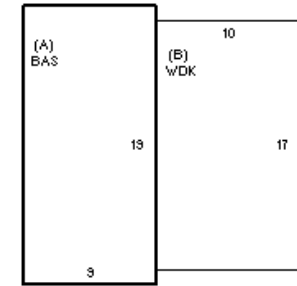
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|------|------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 44,800  |          |
| 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       | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST          | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW        | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      | BLDG COMMENTS |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   | Cottage 4     |           |     |

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 58,200     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 171   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 171   | 1920 | 276.42    | 47,267 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$340 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 3  | WOOD PANEL      | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 11 UC-DECK |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 23 % GD 77 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$44,800   |







Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 747

LEGAL

|  |  |  |  |           |   |            |  |              |  |  |  |
|--|--|--|--|-----------|---|------------|--|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |  | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |  | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE |  | BK-PG (Cert) |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD    |  |
|--------|--------|-------------|------|--------|------|-------|-----|---------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 9   | 9 of 20 |  |
| 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     | 22,100  |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

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



(A) BAS 10

(B) WDK 17

19

3

BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE       | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST          | 6/29/2022 | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW        | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      | BLDG COMMENTS |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   | Cottage 8     |           |     |

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 58,200     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 171   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 171   | 1920 | 276.42    | 47,267 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$340 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 50 UC      |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 62 % GD 38 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$22,100   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 748

LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 10  | 10 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |

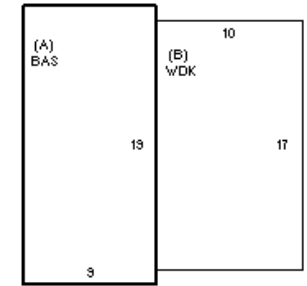
LAND

| 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     | 22,100  |          |
| Infl1 |        | BUILDING |          |         |          |
| Infl2 |        | DETACHED |          |         |          |
| TOTAL |        |          | OTHER    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
| Cottage 9     |

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 58,200     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 171   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 171   | 1920 | 276.42    | 47,267 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$340 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 50 UC      |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 62 % GD 38 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$22,100   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 749

LEGAL

|  |  |  |  |           |   |            |  |              |  |  |  |
|--|--|--|--|-----------|---|------------|--|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |  | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |  | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE |  | BK-PG (Cert) |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 11  | 11 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |

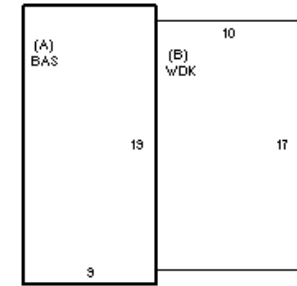
LAND

| 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     | 22,100  |          |
| Infl1 |        | BUILDING |          |         |          |
| Infl2 |        | DETACHED |          |         |          |
| TOTAL |        |          | OTHER    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
| Cottage 10    |

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 58,200     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 171   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 171   | 1920 | 276.42    | 47,267 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$340 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 1  | HARDWOOD        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 50 UC      |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 62 % GD 38 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$22,100   |



Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 751

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |  | LOCATION     |  |  |  |
|--|--|--|--|-----------|---|------------|--|--------------|--|--|--|
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |  | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE |  | BK-PG (Cert) |  |  |  |
|  |  |  |  |           |   |            |  |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 13  | 13 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |
|        |        |             |      |        |      |       |     |          |  |

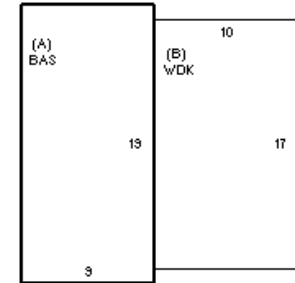
LAND

| 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<br>BUILDING<br>DETACHED<br>OTHER<br>TOTAL | 22,100  |          |
| Infl1 |        |      |  |         |          |
| Infl2 |        |      |  |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS  
Cottage 12.

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 58,200     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 171   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 171   | 1920 | 276.42    | 47,267 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$340 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 50 UC      |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 62 % GD 38 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$22,100   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 752

LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        | BN ID | BN | CARD     |   |
|--------|--------|-------------|------|--------|-------|----|----------|---|
| 3010   | 100    | MOTELS      |      |        |       | 14 | 14 of 20 |   |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP  | BY | 1st      | % |

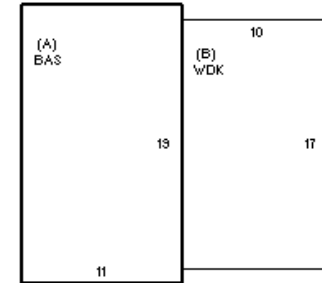
LAND

| 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     | 52,900  |          |
| Infl1 |        | BUILDING |          |         |          |
| Infl2 |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS  
Cottage 13

G

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 68,704     |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 209   | DETAIL ADJ | 1.000 | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 209   | 1920 | 276.42    | 57,771 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$329 | OVERALL    | 0.910 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) | 1     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        | 2     | 1.00       |       | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     | 1     | 1.00       |       | INT. FINISH     | 3  | WOOD PANEL      | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    | 1     | 1.00       |       | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     | 3     | \$2,100    |       | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        | 1     | 1.00       |       |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 11 UC-DECK |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 23 % GD 77 |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$52,900   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 753

LEGAL

|  |  |  |  |           |   |            |  |              |  |  |  |
|--|--|--|--|-----------|---|------------|--|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |  | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |  | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE |  | BK-PG (Cert) |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 15  | 15 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |


LAND

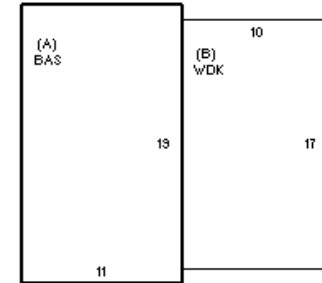
| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|-------|----------|-----|-------|-----|----|------------|-----------|
|----|---|----------|------|-------|-------|----------|-----|-------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Nbhd  | NOTE   |          | LAND     | 26,100  |          |
| Infl1 |        | BUILDING |          |         |          |
| Infl2 |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

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





BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
| Cottage 14.   |

LOADING

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 68,704     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 209   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 209   | 1920 | 276.42    | 57,771 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$329 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 50 UC      |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 62 % GD 38 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$26,100   |

Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 754

LEGAL

|                          |  |  |  |                  |  |  |  |              |   |            |              |
|--------------------------|--|--|--|------------------|--|--|--|--------------|---|------------|--------------|
| CURRENT OWNER            |  |  |  | PARCEL ID        |  |  |  | LOCATION     |   |            |              |
| LEXVEST 104 SHORE, LLC   |  |  |  | 35-68-0          |  |  |  | 104 SHORE RD |   |            |              |
| RES AGT: ERIC D SHAPIRO  |  |  |  | TRANSFER HISTORY |  |  |  | DOS          | T | SALE PRICE | BK-PG (Cert) |
| 141 PARKER ST, SUITE 305 |  |  |  |                  |  |  |  |              |   |            |              |
| MAYNARD, MA 01754        |  |  |  |                  |  |  |  |              |   |            |              |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 16  | 16 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |
|        |        |             |      |        |      |       |     |          |  |

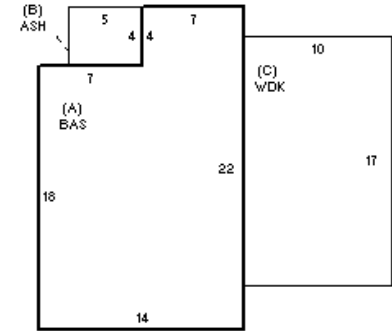
LAND

| 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     | 70,400  |          |
| Inf1  |        | BUILDING |          |         |          |
| Inf2  |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

Cottage 15.

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 89,092     |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 280   | DETAIL ADJ | 1.000   | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 280   | 1920 | 276.42    | 77,397 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$318 | OVERALL    | 0.910   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | ASH | N | ATT SHED      | 20    |      | 38.13     | 763    |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 | C | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  |                |            |
| STORIES(FAR) |       | 1          | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        |       | 2          | 1.00    | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     |       | 1          | 1.00    | INT. FINISH     | 4  | WALL BOARD      | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    |       | 1          | 1.00    | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     |       | 3          | \$2,100 | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        |       | 1          | 1.00    |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 9 UC-DECK  |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 21 % GD 79 |
|              |       |            |         |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$70,400   |



Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 755

LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 17  | 17 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |

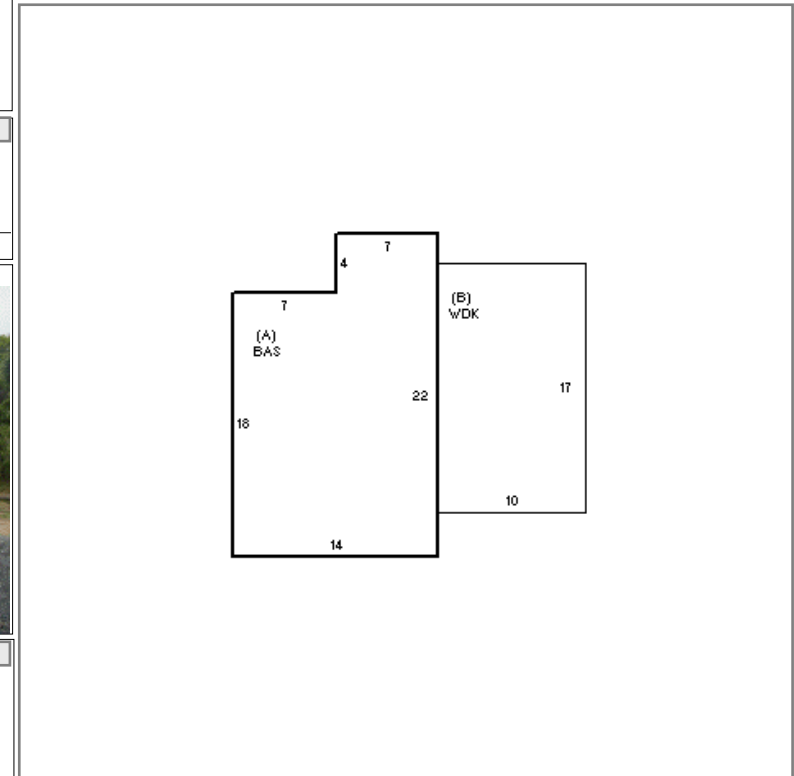
LAND

| 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     | 69,800  |          |
| Infl1 |        |      | BUILDING |         |          |
| Infl2 |        |      | DETACHED |         |          |
|       |        |      | OTHER    |         |          |
|       |        |      | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 7/12/2023 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
| Cottage 16.   |

| YEAR BLT     | 1920  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION   | UNITS | YB   | ADJ PRICE | RCN    | TOTAL RCN      | 88,330     |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|---------------|-------|------|-----------|--------|----------------|------------|
| NET AREA     | 280   | DETAIL ADJ | 1.000 | FOUNDATION      | 1  | PIER            | 1.00 | A | BAS | L | BAS AREA      | 280   | 1920 | 276.42    | 77,397 | CONDITION ELEM |            |
| \$NLA(RCN)   | \$315 | OVERALL    | 0.910 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | B | WDK | N | ATT WOOD DECK | 170   |      | 51.96     | 8,833  | CD             |            |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE           | 1.00 |   |     |   |               |       |      |           |        |                |            |
| STORIES(FAR) | 1     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 |   |     |   |               |       |      |           |        |                |            |
| ROOMS        | 2     | 1.00       |       | FLOOR COVER     | 7  | LAMINATE        | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BEDROOMS     | 1     | 1.00       |       | INT. FINISH     | 4  | WALL BOARD      | 1.00 |   |     |   |               |       |      |           |        |                |            |
| BATHROOMS    | 1     | 1.00       |       | HEATING/COOLING | 19 | MINISPLIT W/AC  | 1.01 |   |     |   |               |       |      |           |        |                |            |
| FIXTURES     | 3     | \$2,100    |       | FUEL SOURCE     | 2  | GAS             | 1.00 |   |     |   |               |       |      |           |        |                |            |
| UNITS        | 1     | 1.00       |       |                 |    |                 |      |   |     |   |               |       |      |           |        |                |            |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | EFF.YR/AGE     | 2010 / 12  |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | COND           | 12 12 %    |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | FUNC           | 9 UC-DECK  |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | ECON           | 0          |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | DEPR           | 21 % GD 79 |
|              |       |            |       |                 |    |                 |      |   |     |   |               |       |      |           |        | RCNLD          | \$69,800   |



Key: 819

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 757

LEGAL

|  |  |  |  |           |   |            |              |              |  |  |  |
|--|--|--|--|-----------|---|------------|--------------|--------------|--|--|--|
| CURRENT OWNER  |  |  |  | PARCEL ID |   |            |              | LOCATION     |  |  |  |
| LEXVEST 104 SHORE, LLC<br>RES AGT: ERIC D SHAPIRO<br>141 PARKER ST, SUITE 305<br>MAYNARD, MA 01754 |  |  |  | 35-68-0   |   |            |              | 104 SHORE RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS       | T | SALE PRICE | BK-PG (Cert) |              |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |      |        |      | BN ID | BN  | CARD     |  |
|--------|--------|-------------|------|--------|------|-------|-----|----------|--|
| 3010   | 100    | MOTELS      |      |        |      |       | 19  | 19 of 20 |  |
| PMT NO | PMT DT | TY          | DESC | AMOUNT | INSP | BY    | 1st | %        |  |

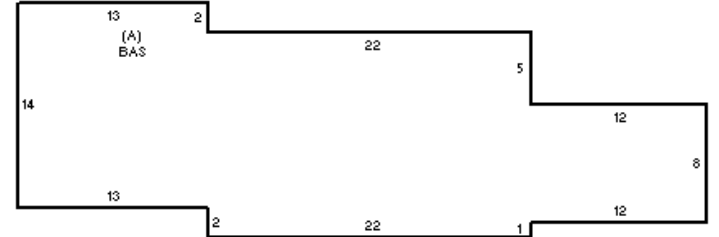
LAND

| 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     | 85,700  |          |
| Infl1 |        | BUILDING |          |         |          |
| Infl2 |        | DETACHED |          |         |          |
|       |        |          | OTHER    |         |          |
|       |        |          | TOTAL    |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/9/2022  | TCK |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/9/2022  | TCK |
| STYLE    | 6  | 0.90 | COTTAGE/BUNG [100%] | REVIEW  | 6/23/2022 | EMZ |
| QUALITY  | -  | 0.75 | AVE-/LOW+ [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS  
Cottage 18.

| YEAR BLT     | 1920  | SIZE ADJ   | 1.060           | ELEMENT    | CD              | DESCRIPTION   | ADJ   | S    | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 122,384    |
|--------------|-------|------------|-----------------|------------|-----------------|---------------|-------|------|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 586   | DETAIL ADJ | 1.000           | FOUNDATION | 1               | PIER          | 1.00  | A    | BAS | L | BAS AREA    | 586   | 1920 | 205.26    | 120,284 | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$209 | OVERALL    | 0.850           | EXT. COVER | 1               | WOOD SHINGLES | 1.00  |      |     |   |             |       |      |           |         |                |            |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE      | 1             | GABLE | 1.00 |     |   |             |       |      |           |         |                |            |
| STORIES(FAR) | 1     | 1.00       | ROOF COVER      | 1          | ASPHALT SHINGLE | 1.00          |       |      |     |   |             |       |      |           |         |                |            |
| ROOMS        | 2     | 1.00       | FLOOR COVER     | 1          | HARDWOOD        | 1.00          |       |      |     |   |             |       |      |           |         |                |            |
| BEDROOMS     | 1     | 1.00       | INT. FINISH     | 4          | WALL BOARD      | 1.00          |       |      |     |   |             |       |      |           |         |                |            |
| BATHROOMS    | 1     | 1.00       | HEATING/COOLING | 5          | ELECTRIC        | 0.95          |       |      |     |   |             |       |      |           |         |                |            |
| FIXTURES     | 3     | \$2,100    | FUEL SOURCE     | 3          | ELECTRIC        | 1.00          |       |      |     |   |             |       |      |           |         |                |            |
| UNITS        | 1     | 1.00       |                 |            |                 |               |       |      |     |   |             |       |      |           |         |                |            |
|              |       |            |                 |            |                 |               |       |      |     |   |             |       |      |           |         | EFF.YR/AGE     | 1990 / 32  |
|              |       |            |                 |            |                 |               |       |      |     |   |             |       |      |           |         | COND           | 30 30 %    |
|              |       |            |                 |            |                 |               |       |      |     |   |             |       |      |           |         | FUNC           | 0          |
|              |       |            |                 |            |                 |               |       |      |     |   |             |       |      |           |         | ECON           | 0          |
|              |       |            |                 |            |                 |               |       |      |     |   |             |       |      |           |         | DEPR           | 30 % GD 70 |
|              |       |            |                 |            |                 |               |       |      |     |   |             |       |      |           |         | RCNLD          | \$85,700   |

