

Key: 3089

Town of ORLEANS - Fiscal Year 2024

12/21/2023 12:08 pm SEQ #: 3.182

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
ROCHE TERENCE & KATHLEEN TRS ILMODA REALTY TRUST 23 WEST RD ORLEANS, MA 02653								40-4-0				23 WEST RD			
								TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
								ROCHE TERENCE & KATHLEEN				04/26/2001	QS	322,500	13763-346
								TONN INC				12/01/1980	QS	47,000	3203-43
								HUNTER CRAIG & CRONIN THO				11/10/1978	QS	40,000	2817-197
CD	T	AC/SF/UN	Ngh	Loc View	Inf1	ADJ BASE	SAF	Inf2	LPI	VC	CREDIT AMT	ADJ VALUE			
103	S	23,522	CIM	1.00	1 1.00 80 0.80	466,240	1.35	100 1.00	C-2	1.00		339,880			

TOTAL	23,522 SF	ZONING	LB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CIM	N O T E // LAND OLD INFL = 65-65(USECD=103)				LAND	339,900	314,700
Loc View	AVERAGE					BUILDING	152,400	144,000
Inf1	FACTOR 80					DETACHED	900	800
						OTHER	0	0
						TOTAL	493,200	459,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN3	A	1.00 90 0.90	SIGN		8	119.90	900



BLDG COMMENTS		
THE BEACON ROOM RESTAURANT		

BUILDING	CD	ADJ	DESC	MEASURE	8/18/2006	RJM
MODEL	5		CIM			
STYLE	39	1.20	RESTAURANT [100%]	LIST	8/18/2006	RJM
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	3/24/2021	BRH
FRAME	1	0.99	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.140	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,784			
NET AREA	2,211	DETAIL ADJ	1.168	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	586		43.27	25,359	CONDITION ELEM	CD			
\$NLA(RCN)	\$138	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,403	1920	123.03	172,615					
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	35		30.89	1,081					
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAS	L	BAS AREA	808	2005	123.03	99,410					
				FLOOR COVER	3	WW/ CARPET	1.00	E	CLR	N	COOLER	153		41.30	6,319					
				INT. FINISH	2	DRYWALL	1.02													
				HEATING/COOLING	2	HOT WATER	1.02													
				FUEL SOURCE	2	GAS	1.00													