**Key: 1900**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,924

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **NP TRUST**<br>**TRS: PATRICIA & KELLY WHEELER**<br>**PO BOX 289**<br>**TRURO, MA 02666** | **43-23-0** | **22 QUAIL RIDGE RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| NP TRUST | 09/26/2022 | F | 100 | 35387-88 |
| WHEELER PATRICIA A | 08/17/1998 | QS | 240,000 | 11640-121 |
| MAGANE KEVIN M & MARTHA R | 09/03/1997 | QS | 65,000 | 10932-208 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1010** | **100** | **SINGLE FAMILY** | | **1** | **1 of 1** |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 20-224X | 08/25/2020 | 90 | BP NVC | 2,700 | 10/26/2020 | LG | 100 | 100 |
| FY2018 | | 35 | RES EXEMPT | | 10/01/2017 | | 0 | 0 |
| 16-234 | 10/06/2016 | 99 | ALL OTHER | 4,400 | 01/27/2017 | LG | 100 | 100 |
| | | 30 | CHECK DATA | | 05/23/2002 | BT | 100 | 100 |
| 97-139 | 09/01/1997 | 1 | SINGLE FAM R | 110,000 | 01/01/1999 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A | 0.775 | 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | 360,100 | 1.00 | 1 | 1.00 | R03 | 1.00 | | | 279,080 |
| 300 | A | 0.029 | 12 | 1.00 | 1 | 1.00 | 1 | 1.00 | 27,500 | 1.00 | 1 | 1.00 | R03 | 1.00 | | | 800 |

| TOTAL | 35,037 SF | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | EAST TRURO |
| Infl1 | NO ADJ |
| Infl2 | NO ADJ |

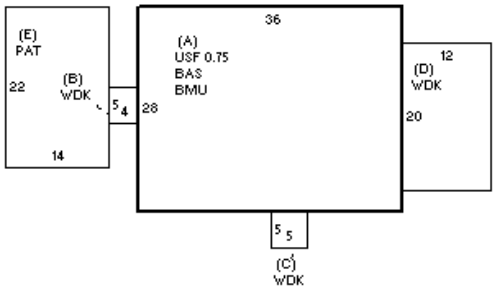
NOTE: NO VW PER FY11 FIELD REV=ON BACKSIDE OF STREET.

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 279,900 | 243,300 |
| BUILDING | 503,500 | 432,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **783,400** | **676,200** |

## DETACHED

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

PHOTO 10/26/2020




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.10 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 1/27/2017 | LG |
| LIST | 1/30/2017 | LG |
| REVIEW | 3/12/2013 | BE |

| | | | |
|---|---|---|---|
| YEAR BLT | 1997 | SIZE ADJ | 1.010 |
| NET AREA | 1,764 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $381 | OVERALL | 1.120 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $4,200 |
| UNITS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | BSMT WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,008 | | 78.05 | 78,677 |
| A | BAS | L | BAS AREA | 1,008 | 1997 | 343.61 | 346,358 |
| A | USF | L | UP-STRY FIN | 756 | 1997 | 267.72 | 202,398 |
| + | WDK | N | ATT WOOD DECK | 285 | | 61.19 | 17,439 |
| E | PAT | N | PATIO | 308 | | 16.83 | 5,183 |
| | F21 | O | FPL 2S 1OP | 1 | | 17,020.00 | 17,020 |

| TOTAL RCN | 671,274 |
|---|---|

| CONDITION ELEM | CD |
|---|---|

| | | | |
|---|---|---|---|
| EFF.YR/AGE | 1997 / 25 | | |
| COND | 25 | 25 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 25 | % GD | 75 |
| RCNLD | $503,500 | | |