

Key: 2057

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.094

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
FALKENBURG II WARREN H & RUDELLE T PO BOX 156 NORTH TRURO, MA 02652		43-185-0	29 WHITMANVILLE RD		
		TRANSFER HISTORY		DOS	T
		FALKENBURG II WARREN H & FALKENBURG II WARREN H & FALKENBURG REALTY TRUST		09/13/2018	V
				09/13/2018	V
			07/06/2005	99	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/16/2023	30	CHECK DATA		08/11/2022	LG	100 100
14-152	07/18/2014	90	BP NVC	5,000	12/18/2014	FC	100 100
12-248	10/15/2012	90	BP NVC	5,000	01/08/2013	FC	100 100
02-072	04/16/2002	6	SHED	700	03/25/2003	BT	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	R02	1.00		279,080
300	A	0.005	12 1.00	1 1.00	1 1.00	27,500	1.00	1 1.00	R02	1.00		140

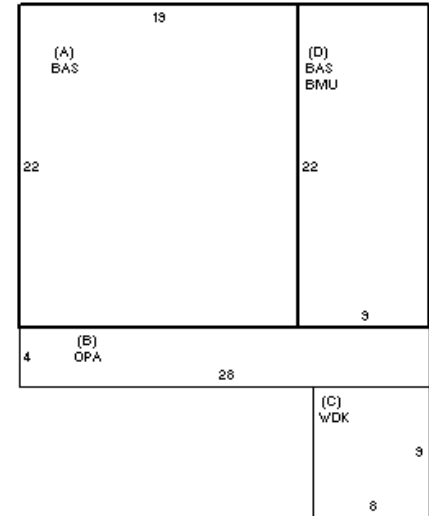
TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	279,200	242,800
Inf1	NO ADJ		BUILDING	88,100	50,300			
Inf2	NO ADJ		DETACHED	600	500			
			OTHER	49,600	42,200			
					TOTAL	417,500	335,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.83 D+	0.30 12*12		144	13.29	600



BLDG COMMENTS
8/11/2022 Tenant corrected interior data at door (C-19).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/11/2022	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.060
NET AREA	616	DETAIL ADJ	1.000
\$NLA(RCN)	\$304	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,100
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	+	BAS	L	BAS AREA	616	1930	246.32	151,731
EXT. COVER	5	ASBESTOS	1.00	B	OPA	N	OPEN PORCH	112		63.25	7,084
ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	72		63.35	4,561
ROOF COVER	1	ASPHALT SHINGLE	1.00	D	BMU	N	BSMT UNFINISHED	198		66.24	13,116
FLOOR COVER	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		8,784.50	8,785
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	187,376
CONDITION ELEM	CD

EFF.YR/AGE	1960 / 62
COND	53 53 %
FUNC	0
ECON	0
DEPR	53 % GD 47
RCNLD	\$88,100

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


LAND

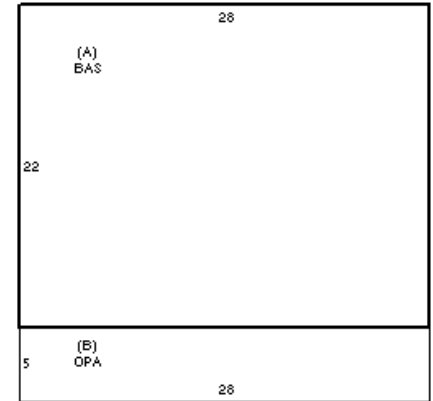
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	49,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/11/2022





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	11/4/2009	EST	Per 2022 and 2009 measure, exterior & interior are in disrepair, HVAC in exposed rear CC cellar appears inop.
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR	
QUALITY	L	0.65	LOW COST [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDIN

YEAR BLT	1930	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	146,009
NET AREA	616	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	616	1930	209.29	128,922	CONDITION ELEM	CD
\$NLA(RCN)	\$237	OVERALL	1.000	EXT. COVER	5	ASBESTOS	1.00	B	OPA	N	OPEN PORCH	140		53.74	7,524		
CAPACITY				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		7,463.90	7,464		
STORIES(FAR)	1	ADJ	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00										
ROOMS	0		1.00	FLOOR COVER	99	N/A	1.00										
BEDROOMS	1		1.00	INT. FINISH	3	WOOD PANEL	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00										
FIXTURES	3	\$2,100		FUEL SOURCE	1	OIL	1.00										
UNITS	1	1.00															
EFF.YR/AGE																1932 / 90	
COND																66 66 %	
FUNC																0	
ECON																0	
DEPR																66 % GD 34	
RCNLD																\$49,600	