

Key: 2202

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.247

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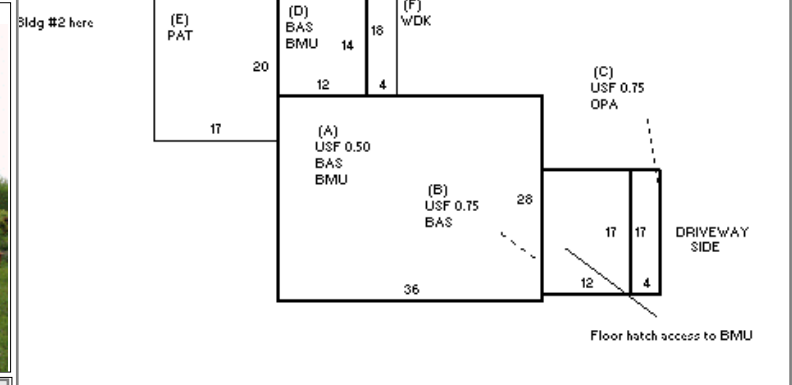
CURRENT OWNER										PARCEL ID				LOCATION			
CORLESS PETER F. & KERI A.F. 5 MIDDLESEX ST WELLESLEY, MA 02482										45-95-0				11 PERRY RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CORLESS PETER F. & KERI A										07/29/2021		F		100		34340-85	
CORLESS PETER F										09/08/2016		F		99		29919-17	
CORLESS PETER & KERI										06/30/2016		QS		825,000		29767-79	
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	A	0.775	13	1.00	1	1.00	1	1.00	828,230	1.00	1	1.00	V9	2.30		641,880	
300	A	0.005	13	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V9	2.30		320	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		20	NO PERMIT		07/14/2022	LG	100	100
22-090	02/28/2022	2	ADDITION	50,000	09/06/2023	LG	100	100
18-329X	09/25/2018	90	BP NVC	8,700	02/22/2019	LG	100	100
01-185	10/23/2001	40	STUDIO	82,000	06/29/2003	TEG	100	100
97-048	04/01/1997	2	ADDITION	23,000	08/01/1998		100	100

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N O T E	FY10 VIEW CHG PER REVIEW. FY11 VW INCR PER FIELD REV.			LAND	642,200	485,600
Inf1	NO ADJ		BUILDING	551,400	467,700			
Inf2	NO ADJ		DETACHED	16,700	2,900			
			OTHER	208,700	171,700			
			<b>TOTAL</b>	<b>1,419,000</b>	<b>1,127,900</b>			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75	10*8	80	16.47	1,000
HTB	A	1.00	A 0.75		1	2,730.40	2,000
GHD	E	1.80	E 1.00	11*18	2022	69.17	13,700



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BUILDING	CD	ADJ	DESC	MEASURE	6/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2017	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1831	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	810,860	
NET AREA	2,088	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	1,176		77.97	91,693			
\$NLA(RCN)	\$388	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	708	1831	267.44	189,345			
CAPACITY				UNITS		ADJ		ROOF SHAPE		1		GABLE		1.00				
STORIES(FAR)				1.75		1.00		ROOF COVER		2		WOOD SHINGLES		1.01				
ROOMS				0		1.00		FLOOR COVER		1		HARDWOOD		1.00				
BEDROOMS				2		1.00		INT. FINISH		2		DRYWALL		1.00				
BATHROOMS				2		1.00		HEATING/COOLING		2		HOT WATER		1.02				
FIXTURES				6		\$4,200		FUEL SOURCE		1		OIL		1.00				
UNITS				0		1.00												
																CONDITION ELEM		CD
																EFF.YR/AGE		1980 / 42
																COND		32 32 %
																FUNC		0
																ECON		0
																DEPR		32 % GD 68
																RCNLD		\$551,400

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
CORLESS PETER F. & KERI A.F. 5 MIDDLESEX ST WELLESLEY, MA 02482		45-95-0	11 PERRY RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

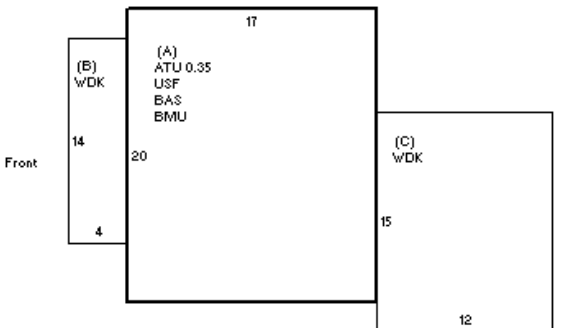
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	208,700	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/27/2017
								



17

(A) ATU 0.35  
USF  
BAS  
BMU

(B) WDK  
14  
20  
4

(C) WDK  
15  
12

Front

1ST FLR=BR+BATH; 2ND FLR=OPEN LOFT BR W/SINK; ATTIC=OPEN LOFT STORAGE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2017	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	6/27/2017	LG	ATTIC ACCESS VIA SHIPS LADDER.
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/3/2010	MR	
QUALITY	+	1.15	GOOD-AVE+ [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

G

YEAR BLT	2002	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	260,879
NET AREA	680	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	340		89.62	30,471	CONDITION ELEM	CD
\$NLA(RCN)	\$384	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	340	2002	333.25	113,305		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	340	2002	263.62	89,632		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	A	ATU	N	UNFIN ATTIC	119		89.63	10,666		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	ATT WOOD DECK	236		59.34	14,005		
				INT. FINISH	99	N/A	1.00										
				HEATING/COOLING	99	N/A	1.00										
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		2	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
FIXTURES		4	\$2,800														
UNITS		0	1.00														
																EFF.YR/AGE	2002 / 20
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$208,700