

Key: 3469

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.605

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
TRURO LAND TRUST TRS: WYCKOFF PETER & CHRISTY 17 WEST CATON AVE ALEXANDRIA, VA 22301		59-13-0		3 COBB RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TRURO LAND TRUST		07/17/2012	A		(197669)
WYCKOFF PETER H		04/06/2011	J	212,000	(193980)
WYCKOFF PETER H &		09/12/2003	J	237,500	(170518+)

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 %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	15	1.00	1	1.00	1	1.00	990,275	1.00	1	1.00	V12	2.75		767,460
300	A	0.375	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V12	2.75		28,360

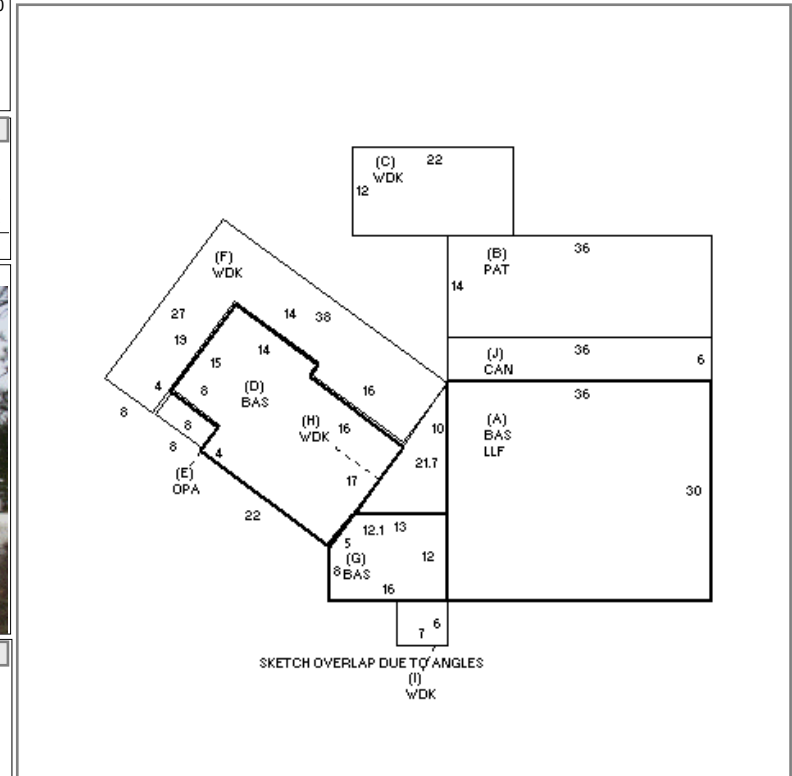
TOTAL	1.150 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	FY11 VW INCR PER FIELD REV= DISTANT ALMOST PANORAMIC SLIGHT OBSTRUCTION.			LAND	795,800	691,900
Inf1	NO ADJ		BUILDING	656,000	532,900			
Inf2	NO ADJ		DETACHED	7,600	7,200			
			OTHER	0	0			
			TOTAL	1,459,400	1,232,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 20*20		400	25.20	7,600



BLDG COMMENTS
2/98=ADDED 20X24 GARAGE. CHECK BSMT IN NEXT CYCLICAL (SFB=FIN'D BSMT). FY10=CHGD OPA OVER WDK TO OPA PER SKETCH IN PRC FILE.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/27/2010	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,852	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	1,080	1940	227.10	245,267
\$NLA(RCN)	\$329	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	PAT	N	PATIO	504		15.16	7,643
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	904		52.08	47,080
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,772	1940	338.92	600,563
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	32		130.67	4,181
				INT. FINISH	2	DRYWALL	1.00	J	CAN	N	CANOPY	216		53.50	11,555
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	1		12,516.50	12,517
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	937,207
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$656,000