

Key: 3514

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.653

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------------|--|--|--|
| MACLEAN HOWARD & PIESCO-PUTNAM JILLIAN 35 SHEAFE ST CHESTNUT HILL, MA 02467 | | | | 59-62-0 | | | | 14 PRINCE VALLEY WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| MACLEAN HOWARD & MACLEAN HOWARD & EARL G | | | | 12/13/2017 | G | | 1 30960-135 | | | | |
| | | | | 02/11/1988 | 99 | | 6137-136 | | | | |

| 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 % |
| | | | | | | | |

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 | 1,296,360 | 1.00 | 1 | 1.00 | V15 | 3.60 | 1,004,680 |
| 300 | A | 1.065 | 15 | 1.00 | 1 | 99,000 | 1.00 | 1 | 1.00 | V15 | 3.60 | 105,440 |
| 400 | F | 150 | 15 | 1.00 | 1 | 936 | 1.00 | 1 | 1.00 | V15 | 3.60 | 140,400 |

| | | | | | | | | |
|-------|-------------|--------|--|------|-------|-----------|-----------|-----------|
| TOTAL | 1.840 Acres | ZONING | RES | FRNT | 5 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | SOUTH TRURO | N | HAS DISTANT PANORAMIC UNOBSTRUCTED | | | LAND | 1,250,500 | 1,089,400 |
| Inf1 | NO ADJ | O | VW+HIGH ELEVATION PER FY11 FIELD REV. | | | BUILDING | 418,200 | 354,700 |
| Inf2 | NO ADJ | T | ADDITIONAL 261' FRONTAGE ON OLD COUNTY RD. | | | DETACHED | 7,700 | 7,400 |
| | | E | AND 207' ON PRINCE VALLEY RD. | | | OTHER | 140,800 | 123,500 |
| | | | | | TOTAL | 1,817,200 | 1,575,000 | |

DETACHED

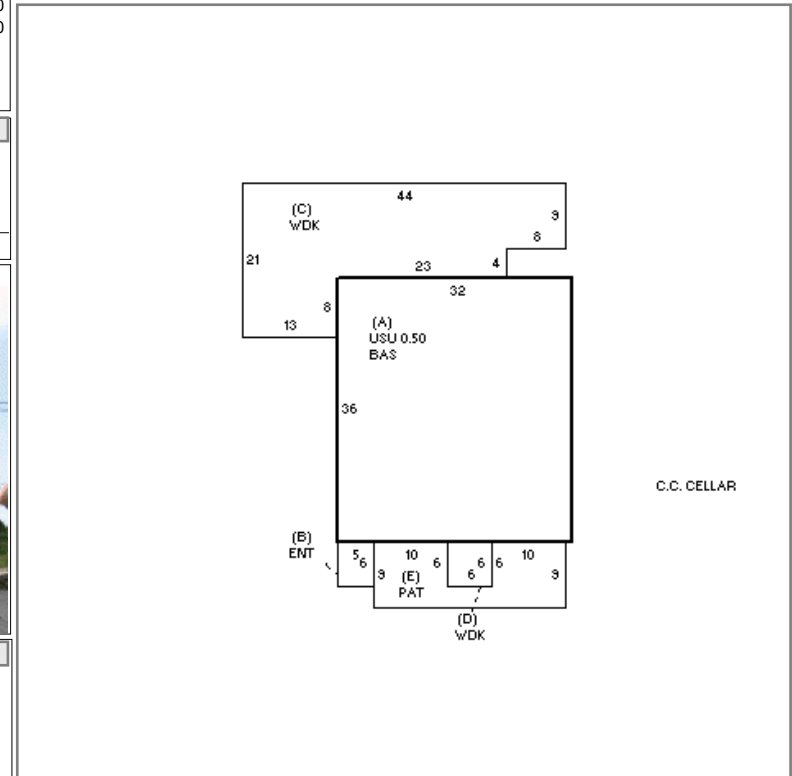
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| DGF | A | 1.00 | A 0.75 18*24 | | 432 | 23.89 | 7,700 |



| | |
|---------------|------------|
| PHOTO | 06/19/2017 |
| BLDG COMMENTS | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/19/2017 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/19/2017 | LG |
| STYLE | 7 | 1.20 | OLD STYLE [100%] | REVIEW | 12/6/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1924 | SIZE ADJ | 1.040 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|------------|-----------------|-------|------|-----------|---------|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | A | BAS | L | BAS AREA | 1,152 | 1924 | 385.41 | 443,987 |
| \$NLA(RCN) | \$534 | OVERALL | 1.220 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | USU | N | UPPER STORY UNF | 576 | | 168.75 | 97,200 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | ENT | N | ENCL ENTRY | 30 | | 255.16 | 7,655 |
| STORIES(FAR) | 1.5 | | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | WDK | N | ATT WOOD DECK | 680 | | 57.19 | 38,890 |
| ROOMS | 5 | | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | PAT | N | PATIO | 198 | | 21.10 | 4,177 |
| BEDROOMS | 3 | | 1.00 | INT. FINISH | 1 | PLASTER | 1.00 | PAT | N | PATIO | 77 | | | 25.54 | 1,967 |
| BATHROOMS | 1 | | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | 1 | | | 19,090.40 | 19,090 |
| FIXTURES | 3 | \$2,100 | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| UNITS | 0 | | 1.00 | | | | | | | | | | | | |

| | |
|----------------|------------|
| TOTAL RCN | 615.066 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1980 / 42 |
| COND | 32 32 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 32 % GD 68 |
| RCNLD | \$418,200 |

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LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|----------------------|------------|--------------|--|
| MACLEAN HOWARD & PIESCO-PUTNAM JILLIAN 35 SHEAFE ST CHESTNUT HILL, MA 02467 | | 59-62-0 | 14 PRINCE VALLEY WAY | | | |
| 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 | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|-------|----------|-----|-------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

ACCESS TO THIS SFR IS OFF PRINCE VALLEY RD

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 140,800 | |
| Infl1 | | | BUILDING | | |
| Infl2 | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

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



| BUILDING | CD | ADJ | DESC | MEASURE | 6/19/2017 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/19/2017 | LG |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/6/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
Owner refers to location of Bldg #2 as 113 Prince Valley Road.

BUILDING

| YEAR BLT | 1970 | SIZE ADJ | 1.050 |
|--------------|-------|------------|-------|
| NET AREA | 784 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$299 | OVERALL | 0.930 |
| CAPACITY | | UNITS | ADJ |
| STORIES(FAR) | 1 | 1.00 | |
| ROOMS | 0 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 3 | \$2,100 | |
| UNITS | 0 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|-----------------|------|
| FOUNDATION | 2 | SLAB | 0.95 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 7 | FL./WALL FURN. | 0.98 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BAS AREA | 784 | 1970 | 296.62 | 232,549 |
| | ODS | O | OUT DOOR SHOWER | | | 0.00 | |

| | |
|----------------|------------|
| TOTAL RCN | 234,649 |
| CONDITION ELEM | CD |
| EFF.YR/AGE | 1972 / 50 |
| COND | 40 40 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 40 % GD 60 |
| RCNLD | \$140,800 |