

Key: 3515

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.655

LEGAL

LAND

CURRENT OWNER										PARCEL ID				LOCATION			
WHEELER CARL R JR RLTY TR ETAL TRS: WHEELER CARL R JR C/O CHERRY CAROL M P/O BOX 333 TRURO, MA 02666-0333										59-63-0				107 PRINCE VALLEY RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
WHEELER CARL R JR RLTY TR										10/02/2001		99		14295-276			
WHEELER CARL R JR RLTY TR										07/23/2001		99		14065-250			
WHEELER MINERVA M LAND TR										08/15/1980		99		3138-197			

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	%
01-142	08/22/2001	5	DEMO	1,500	02/24/2003	TEG	100	100
01-089	05/29/2001	10	ALL OTHERS	28,950	02/24/2003	TEG	100	100
99-213	12/01/1999	6	SHED	1,650	07/01/2000		100	100

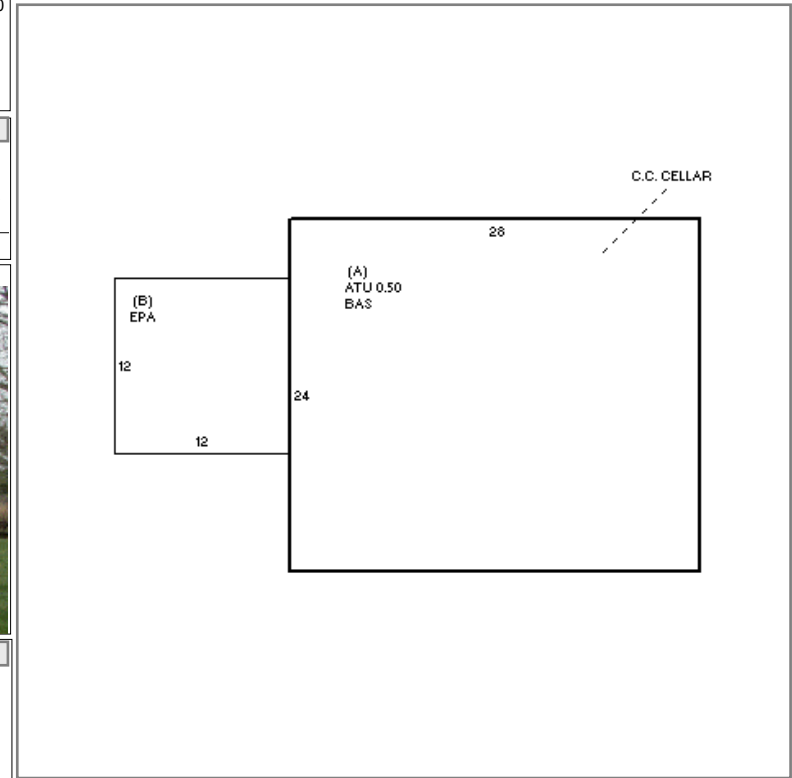
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	576,160	1.00	1	1.00	SR2	1.60	446,520
300	A	2.225	16	1.00	1	44,000	1.00	1	1.00	SR2	1.60	97,900

TOTAL	3.000 Acres		ZONING	NSD	FRNT	502		ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		N O T E	FY11=RMVD LAND CODE 200. FY12 ADDED SHF 120 SF=WAS ON 59-92 IN ERROR.				LAND	544,400	473,300
Inf1	NO ADJ			BUILDING	202,700	174,600				
Inf2	NO ADJ			DETACHED	2,000	1,900				
							OTHER	101,100	87,600	
							TOTAL	850,200	737,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*14	1999	168	15.54	2,000



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2019	LG
MODEL	1		RESIDENTIAL	LIST	4/23/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1965	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	307,140		
NET AREA	672	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	672	1965	347.74	233,681	CONDITION ELEM CD			
\$NLA(RCN)	\$457	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATU	N	UNFIN ATTIC	336		93.06	31,269				
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	144		158.79	22,865				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		F21	O	FPL 2S 1OP	1		17,224.70	17,225				
				FLOOR COVER	2	SOFTWOOD	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	7	FL./WALL FURN.	0.98												
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ																
STORIES(FAR)		1.5	1.00																
ROOMS		0	1.00																
BEDROOMS		2	1.00																
BATHROOMS		1	1.00																
FIXTURES		3	\$2,100																
UNITS		0	1.00																
EFF.YR/AGE		1977 / 45																	
COND		34 34 %																	
FUNC		0																	
ECON		0																	
DEPR		34 % GD 66																	
RCNLD		\$202,700																	

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CURRENT OWNER		PARCEL ID	LOCATION	
WHEELER CARL R JR RLTY TR ETAL		59-63-0	107 PRINCE VALLEY RD	
TRS: WHEELER CARL R JR		TRANSFER HISTORY	DOS	T
C/O CHERRY CAROL M			SALE PRICE	BK-PG (Cert)
PO BOX 333				
TRURO. MA 02666-0333				

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

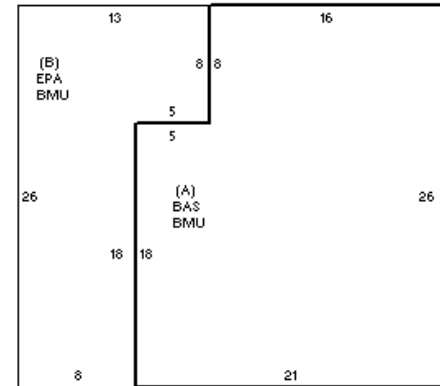
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	101,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/23/2019





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/23/2019	LG
MODEL	1		RESIDENTIAL	LIST	4/23/2019	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/18/2002	JC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
This bldg is up the hill behind Bldg #1. Vehicle access likely from long shared driveway off Prince Valley Way.

G

YEAR BLT	1905	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	215,071	
NET AREA	506	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	754		66.99	50,508	CONDITION ELEM	CD	
\$NLA(RCN)	\$425	OVERALL	0.830	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	506	1905	267.25	135,226			
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	248		109.83	27,237			
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER			0.00				
ROOMS	4	1.00		FLOOR COVER	5	VINYL	1.00											
BEDROOMS	2	1.00		INT. FINISH	4	WALL BOARD	1.00											
BATHROOMS	1	1.00		HEATING/COOLING	13	NO HEAT	0.93											
FIXTURES	3	\$2,100		FUEL SOURCE	8	NONE	1.00											
UNITS	0	1.00																
																EFF.YR/AGE	1960 / 62	
																COND	53 %	
																FUNC	0	
																ECON	0	
																DEPR	53 % GD	47
																RCNLD	\$101,100	