**Key: 3521**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,663

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CHERRY CAROL M<br>PO BOX 333<br>TRURO, MA 02666-0333 | 59-69-0 | 118 PRINCE VALLEY RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CHERRY CAROL M | 08/01/1989 | 99 | | 3715-028+ |
| CHERRY CAROL M & WILLIAM | 04/14/1983 | 99 | 12,000 | 3715-028 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

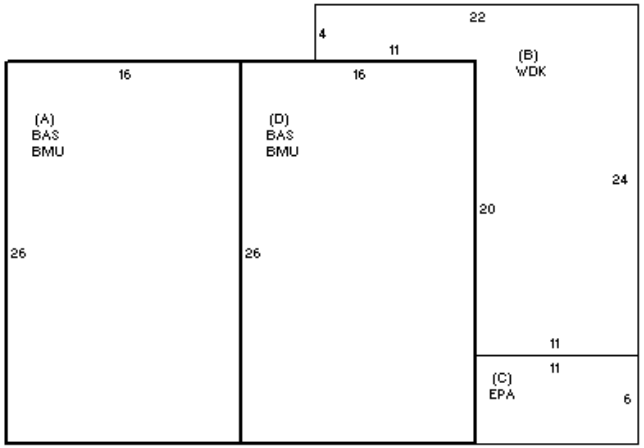
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| FY2018 | | 35 | RES EXEMPT | | 10/01/2017 | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Nbhd | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A | 0.570 | 15 | 1.00 | 1 | 1.00 | 1 | 1.00 | 414,115 | 1.24 | 1 | 1.00 | R05 | 1.15 | | | 291,940 |
| 350 | A | 0.470 | 15 | 1.00 | 1 | 1.00 | 1 | 1.00 | 6,900 | 1.00 | 1 | 1.00 | TWP | 1.00 | | | 3,240 |

| TOTAL | 1.040 Acres | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | SOUTH TRURO | NOTE | | | |
| Infl1 | NO ADJ | | | | |
| Infl2 | NO ADJ | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 295,200 | 256,700 |
| BUILDING | 195,200 | 165,900 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **490,400** | **422,600** |




## DETACHED

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

PHOTO 10/25/2016

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | - | 0.75 | AVE-/LOW+ [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 10/24/2016 | LG |
|---|---|---|
| LIST | 10/24/2016 | CF |
| REVIEW | 12/6/2010 | MR |

BLDG COMMENTS

FY18: Heat in basement, chimney removed during leak repair. FY11 - Geo-Thermal Cooling

| YEAR BLT | 1981 | SIZE ADJ | 1.050 |
|---|---|---|---|
| NET AREA | 832 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $340 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $4,200 |
| UNITS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | | | 1.00 |
| 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 | 3 | WOOD PANEL | 1.00 |
| HEATING/COOLING | 8 | HEAT PUMP | 1.04 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 832 | | 59.05 | 49,129 |
| + | BAS | L | BAS AREA | 832 | 1981 | 248.78 | 206,982 |
| B | WDK | N | ATT WOOD DECK | 308 | | 41.84 | 12,886 |
| C | EPA | N | ENCL PORCH | 66 | | 147.67 | 9,746 |

| TOTAL RCN | 282,943 |
|---|---|

| CONDITION ELEM | CD |
|---|---|

| EFF.YR/AGE | 1983 / 39 | |
|---|---|---|
| COND | 31 | 31 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 31 | % GD 69 |
| RCNLD | | $195,200 |