

Key: 3522

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.664

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARSHALL JOHN CHRISTOPHER 809 WEST BROAD ST #119 FALLS CHURCH, VA 22046				59-70-0				138 OLD COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARSHALL JOHN CHRISTOPHER				11/20/2012	A		(198765)				
MARSHALL JOHN C TRST-1991				08/26/2010	99		(192276+)				
MARSHALL JOHN C & JOAN A				12/10/1991	99		(125101+)				

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	%
03-170	09/24/2003	90	BP NVC	5,000	06/04/2007	JH	100	100
91-089	09/13/1991	10	ALL OTHERS	8,000	09/13/1991		100	100

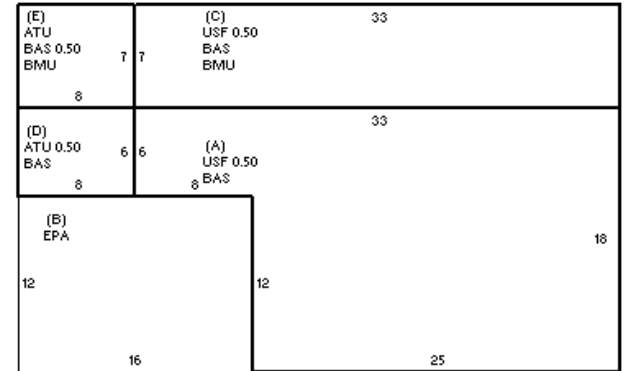
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R05	1.15		320,940
300	A	0.945	15	1.00	1	1.00	1	1.00	R05	1.15		29,890
350	A	1.090	15	1.00	1	1.00	1	1.00	TWP	1.00		7,230

TOTAL	2.810 Acres		ZONING	RES	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N O T E	INCL FORMER PCL 59-071. NO FRONTAGE FOR A 2ND LOT DUE TO WETLANDS (SEE PLAN).				LAND	358,100	311,300
Inf1	NO ADJ			BUILDING	327,000	265,500				
Inf2	NO ADJ			DETACHED	5,900	5,700				
				OTHER	0	0	TOTAL	691,000	582,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 8*12		96	16.47	900
DGF	A	1.00	F 0.60 13*22		286	29.16	5,000



BLDG COMMENTS
Heat is via wdstove & electric heater. FPL flues blocked=no value. FY14=ADDED 1/2 BATH ON 2ND FLR PER 10/5/12 INT INSPEC BY FC.



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/13/2019	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/10/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,170	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	805	1840	374.19	301,224
\$NLA(RCN)	\$411	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	365	1840	296.01	108,045
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCL PORCH	192		162.32	31,165
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	287		100.63	28,881
				FLOOR COVER	2	SOFTWOOD	1.00	+	ATU	N	UNFIN ATTIC	80		100.65	8,052
				INT. FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP				0.00	
				HEATING/COOLING	13	NO HEAT	0.93	ODS	O	OUT DOOR SHOWER				0.00	
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	480,867	
CONDITION ELEM	CD	
EFF.YR/AGE	1980 / 42	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$327,000	