

Key: 3530

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.671

LEGALLAND

CURRENT OWNER										PARCEL ID				LOCATION			
THOMAS P DENNIS JR REV TRUST & KATHLEEN C WESTHEAD-DENNIS REV C/O DENNIS GROUP 1537 MAIN ST SPRINGFIELD, MA 01103										59-78-0				101 PRINCE VALLEY RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
THOMAS P DENNIS JR REV TR										12/08/2020	F	1	33550-120				
DENNIS THOMAS P JR & KATHL										07/31/2009	QS	1,915,000	23932-268				
GOODHEART PROPERTIES LLC										11/10/2005	P	1,195,000	20463-257				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-161	07/26/2006	1	SINGLE FAM R	900,000	06/06/2008	JH	100	100
06-162	07/26/2006	4	REHAB		06/06/2008	JH	100	100
89-151	10/13/1989	3	REPAIR/REMOD	10,000	10/03/1990		100	100

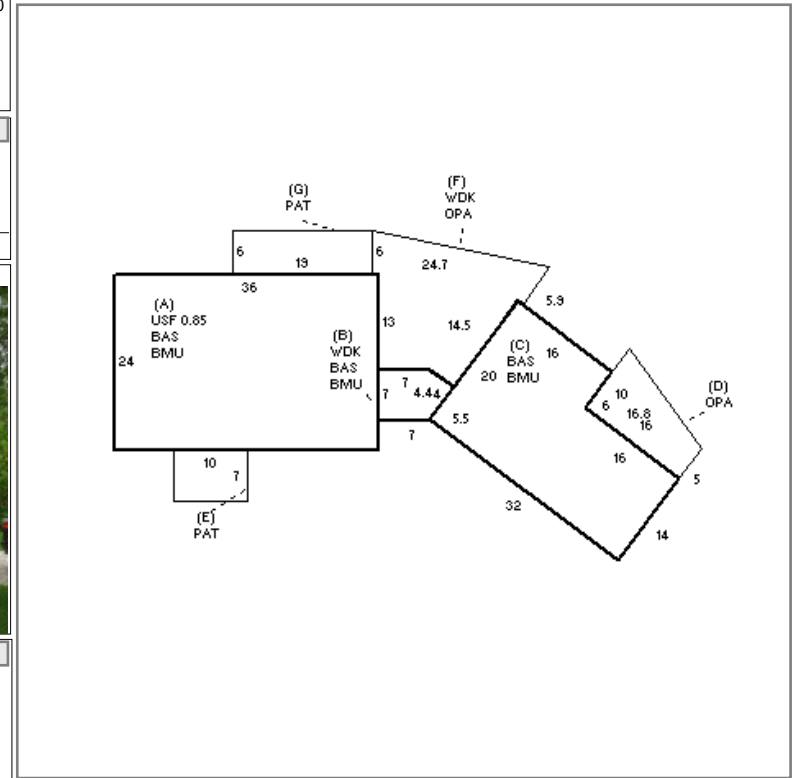
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,692,470	1.00	1	1.00	SV3	4.70	1,311,660
300	A	2.755	16	1.00	1	129,250	1.00	1	1.00	SV3	4.70	356,080

TOTAL	3.530 Acres				ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE				NOTE FY07 ACREAGE CHG PER 4/06 UNREC PLAN.	LAND			1,667,700	1,449,900	
Inf1	NO ADJ					BUILDING			1,762,500	1,512,500	
Inf2	NO ADJ					DETACHED			500	500	
						OTHER			375,300	322,100	
						TOTAL			3,806,000	3,285,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.18	G 0.90 14*16	2006	224	2.71	500



BLDG COMMENTS
FY14 - STYLE CHANGE FROM CONTEMP



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/26/2014	FC
MODEL	1		RESIDENTIAL	LIST	6/26/2014	EST
STYLE	16	1.30	NEW STYLE [100%]	REVIEW	12/15/2010	LVM
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,201	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,467		174.93	256,624
\$NLA(RCN)	\$953	OVERALL	1.360	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,467	2006	810.02	1,188,295
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	734	2006	643.74	472,508
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	370		138.95	51,411
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	431		169.73	73,152
				INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	184		45.22	8,321
				HEATING/COOLING	11	HOT WAT.-CL AIR	1.05		F21	O	FPL 2S 1OP	1		40,925.10	40,925
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	2,098,234	
CONDITION ELEM	CD	
EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$1,762,500	

BUILDING

Key: 3530

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.672

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
THOMAS P DENNIS JR REV TRUST & KATHLEEN C WESTHEAD-DENNIS REV		59-78-0		101 PRINCE VALLEY RD	
C/O DENNIS GROUP		TRANSFER HISTORY		DOS	T
1537 MAIN ST				SALE PRICE	BK-PG (Cert)
SPRINGFIELD, MA 01103					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				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	375,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

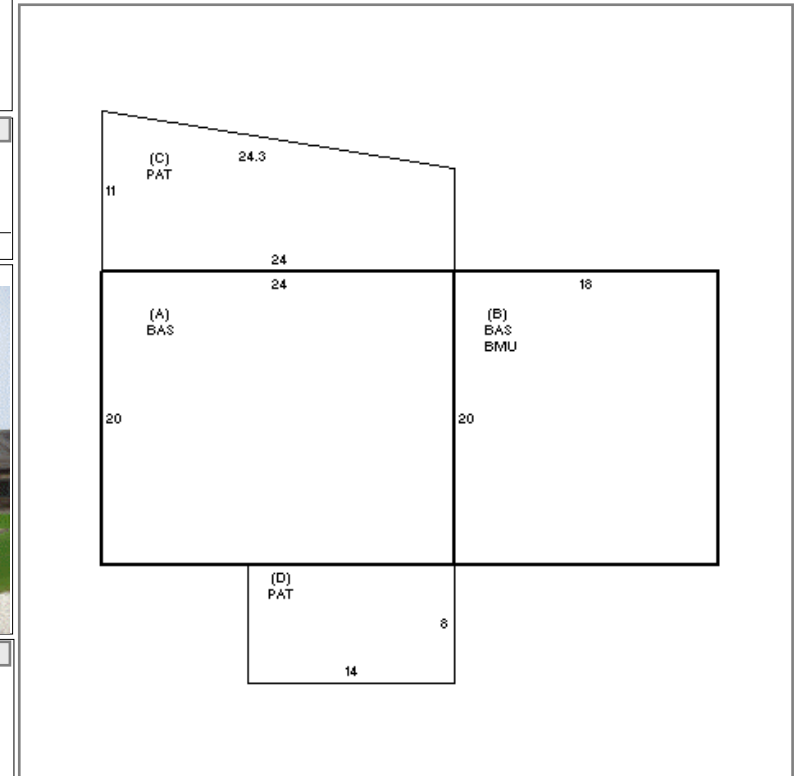
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 06/26/2014

BLDG COMMENTS
 ORIG SFR (SEC A) RENOVATED INTO GUEST HOUSE+ ADDED SEC B 2006. KITCH WILL HAVE NO STOVE PER BUILDER 6/5/07 (=SINK ONLY, NO STOVE PER 4/13/09 INSPCT BY JH).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/26/2014	FC
MODEL	1		RESIDENTIAL	LIST	6/26/2014	EST
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/15/2010	LVM
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.050
NET AREA	840	DETAIL ADJ	1.000
\$NLA(RCN)	\$532	OVERALL	0.910
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	480	1930	449.87	215,938
B	BMU	N	BSMT UNFINISHED	360		120.98	43,554
B	BAS	L	BAS AREA	360	2006	449.87	161,953
+	PAT	N	PATIO	328		22.03	7,226
	F11	O	FPL 1S 10P	1		16,043.90	16,044

TOTAL RCN	446,815
CONDITION ELEM	CD
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$375,300