

Key: 3539

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.681

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CURRENT OWNER										PARCEL ID				LOCATION			
BOWER VIVIAN 335 GREENWICH ST #10A NEW YORK, NY 10013-3319										59-86-0				104 PRINCE VALLEY RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
BOWER VIVIAN										06/06/2003		99		17047-105			
PRINCE VALLEY REALTY TR										12/17/1999		QS		535,000		12730-248	
EATON RUTH M ESTATE OF										07/12/1999		99		12401-213			
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	3.035	16	1.00	1	129,250	1.00	1	1.00	SV3	4.70	392,270					

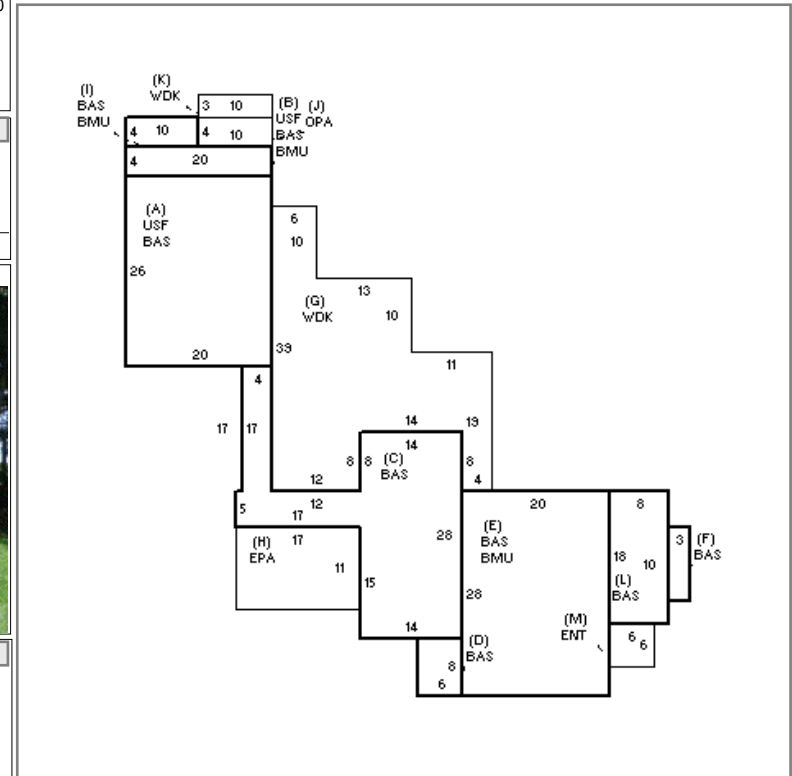
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-219	10/20/2014	40	STUDIO	10,000	09/17/2015	FC	100	100
07-196	09/11/2007	4	REHAB	150,000	04/13/2009	JH	100	100
01-210	11/21/2001	1	SINGLE FAM R	575,000	04/03/2004	BTT	100	100

TOTAL	3.810 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	NOTE			LAND	1,703,900	1,481,400	
Infl1	NO ADJ				BUILDING	1,100,000	909,300	
Infl2	NO ADJ				DETACHED	17,400	16,600	
					OTHER	269,400	221,800	
					TOTAL	3,090,700	2,629,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	G	1.18	G 0.90 12*14	2015	168	112.57	17,000
WDK	G	1.18	G 0.90 9*4 ON ST1	2015	36	12.98	400



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2014	FC
MODEL	1		RESIDENTIAL	LIST	9/17/2015	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

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YEAR BLT	1950	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,279,025	
NET AREA	2,567	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,889	1950	436.86	825,220	CONDITION ELEM	CD	
\$NLA(RCN)	\$498	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	600	1950	357.88	214,729			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	680		113.97	77,500			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	78	2008	436.86	34,075			
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	738		67.47	49,794			
				INT. FINISH	2	DRYWALL	1.00	H	EPA	N	ENCL PORCH	187		197.24	36,883			
				HEATING/COOLING	3	RADIANT	1.02	J	OPA	N	OPEN PORCH	40		169.30	6,772			
				FUEL SOURCE	2	GAS	1.00	M	ENT	N	ENCL ENTRY	36		301.04	10,837			
						F11		O	FPL	O	FPL 1S 1OP	1		16,215.70	16,216			
						ODS		O	OUT	O	DOOR SHOWER			0.00				
																EFF.YR/AGE	2008 / 14	
																COND	14	14 %
																FUNC	0	
																ECON	0	
																DEPR	14	% GD 86
																RCNLD	\$1,100,000	

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CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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	269,400	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

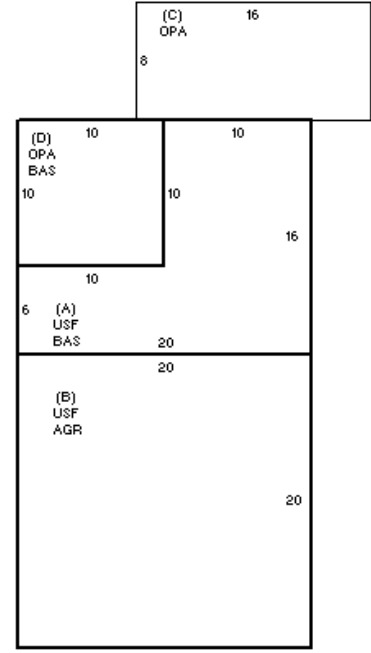
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PER 9/17/15 LIST: NO KITCHEN; 1ST FLR=BR+FULL BATH+2ND FLR=ART STUDIO+1/2 BATH.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2014	FC
MODEL	1		RESIDENTIAL	LIST	9/17/2015	FC
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2002	SIZE ADJ	1.050
NET AREA	940	DETAIL ADJ	1.000
\$NLA(RCN)	\$358	OVERALL	0.920
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	2	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1.5	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	3	RADIANT	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	320	2002	337.44	107,982
+	USF	L	UP-STRY FIN	620	2002	262.92	163,008
B	AGR	N	ATTACHED GARAGE	400		109.53	43,811
+	OPA	N	OPEN PORCH	228		77.99	17,781

TOTAL RCN	336,781
CONDITION ELEM	CD
EFF.YR/AGE	2002 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$269,400