

Key: 3544

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.686

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WHEELER CAROL A NOM RLTY TRUST TRS: CAROL A WHEELER ET AL 64 HITCHING POST LN MILFORD, CT 06460				59-92-0				12 PRINCE VALLEY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHEELER CAROL A NOM RLTY				01/14/2014	H		(202486)				
WHEELER CAROL A NOM RLTY				05/11/2004	99		18574-309				
WHEELER CAROL A REV TR				01/07/1999	F		11974-002				

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.766 15 1.00	RW6	0.95 1 1.00		940,761	1.01 1	1.00	V10 2.75			726,460

TOTAL	33,381 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	726,500	574,200
Inf1	RIGHT OF WAY		BUILDING	474,500	402,700			
Inf2	NO ADJ		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	1,202,400	978,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 10*12	2012	120	16.01	1,400



BLDG COMMENTS
Post & Beam construction

BUILDING

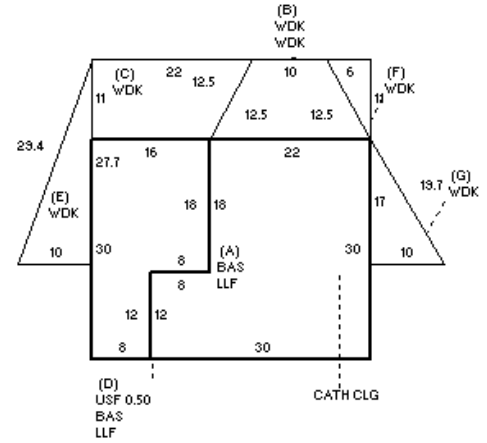
BUILDING	CD	ADJ	DESC	MEASURE	3/19/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/17/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	0.995
NET AREA	2,472	DETAIL ADJ	1.000
\$NLA(RCN)	\$278	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$4,900	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	1,140	1982	205.35	234,099
EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,140	1982	317.35	361,778
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	818		47.09	38,521
ROOF COVER	1	ASPHALT SHINGLE	1.00	D	USF	L	UP-STRY FIN	192	1982	252.31	48,443
FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
INT. FINISH	3	WOOD PANEL	1.00								
HEATING/COOLING	5	ELECTRIC	0.95								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	687,741
CONDITION ELEM	CD
EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$474,500

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	%
11-028	02/22/2011	90	BP NVC	22,000	02/29/2012	FC	100	100



TIMBERFRAME CONSTR.