

Key: 1193

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.179

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| 28 PRIEST ROAD REALTY TR<br>NINA & TANYA LUTTINGER CO-TRS<br>C/O LUTTINGER AMY<br>428 FERSON AVE<br>IOWA CITY, IA 52246 |  |  |  | 39-61-0    |    |            |              | 28 PRIEST RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| 28 PRIEST ROAD REALTY TR  |  |  |  | 01/26/1999 | H  | 57,500     | 12017-254    |              |  |  |  |
| KRIVAK KATHLEEN   |  |  |  | 01/25/1999 | 99 |            | 12017-247    |              |  |  |  |
| KRIVAK KATHLEEN   |  |  |  | 07/05/1995 | A  |            | (PROBATE)    |              |  |  |  |

| 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    | %   |
| 04-029 | 03/11/2004 | 1             | SINGLE FAM R | 40,000 | 05/13/2005 | WL | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | A | 0.440    | 11   | 1.00 | 1    | 1.00     | 1   | 1.00 | R03 | 1.00 |            | 234,500   |

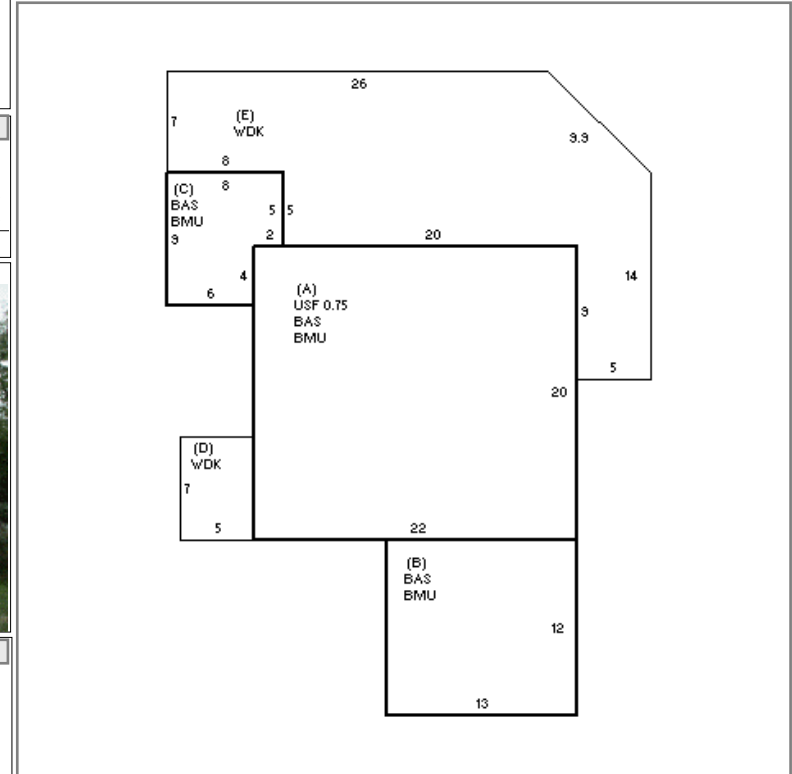
| TOTAL | 19,166 SF   | ZONING           | RES  | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--|----------------|----------------|----------|---------|----------|
| Nbhd  | NORTH TRURO | N<br>O<br>T<br>E | IS BUILDABLE WITHOUT MERGE W/39-60 PER LC CASE #266504 (SEE ZBA DECISION 1/23/04). |                |                | LAND     | 234,500 | 203,900  |
| Inf1  | NO ADJ      |                  | BUILDING   | 168,900        | 146,700        |          |         |          |
| Inf2  | NO ADJ      |                  | DETACHED   | 0              | 0              |          |         |          |
|       |             |                  | OTHER  | 0              | 0              |          |         |          |
|       |             |                  | <b>TOTAL</b>   | <b>403,400</b> | <b>350,600</b> |          |         |          |

DETACHED

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



BLDG COMMENTS



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/22/2022  | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/27/2013  | FC |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 11/15/2010 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

| YEAR BLT     | 1947  | SIZE ADJ   | 1.050 | ELEMENT         | CD | DESCRIPTION   | ADJ  |
|--------------|-------|------------|-------|-----------------|----|---------------|------|
| NET AREA     | 990   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL     | 1.00 |
| \$NLA(RCN)   | \$397 | OVERALL    | 1.060 | EXT. COVER      | 1  | WOOD SHINGLES | 1.00 |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE         | 1.00 |
| STORIES(FAR) | 1.75  | 1.00       |       | ROOF COVER      | 2  | WOOD SHINGLES | 1.01 |
| ROOMS        | 5     | 1.00       |       | FLOOR COVER     | 2  | SOFTWOOD      | 1.00 |
| BEDROOMS     | 2     | 1.00       |       | INT. FINISH     | 3  | WOOD PANEL    | 1.00 |
| BATHROOMS    | 1.5   | 1.00       |       | HEATING/COOLING | 5  | ELECTRIC      | 0.95 |
| FIXTURES     | 5     | \$3,500    |       | FUEL SOURCE     | 3  | ELECTRIC      | 1.00 |
| UNITS        | 0     | 1.00       |       |                 |    |               |      |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 660   |      | 84.74     | 55,929  |
| + | BAS | L | BAS AREA        | 660   | 1947 | 338.08    | 223,133 |
| A | USF | L | UP-STRY FIN     | 330   | 1947 | 267.45    | 88,258  |
| + | WDK | N | ATT WOOD DECK   | 412   |      | 53.51     | 22,047  |
|   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |

| TOTAL RCN      | 392,868   |         |
|----------------|-----------|---------|
| CONDITION ELEM | CD        |         |
| EFF.YR/AGE     | 1956 / 66 |         |
| COND           | 57        | 57 %    |
| FUNC           | 0         |         |
| ECON           | 0         |         |
| DEPR           | 57        | % GD 43 |
| RCNLD          | \$168,900 |         |