

Key: 1241

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.229

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ROGER W CUMMINGS REV TRST & CANDACE S CUMMINGS REV TRST 5401 EASTERN SHORES DR GREENSBORO, NC 27455		39-114-0		22 TURNSTONE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ROGER W CUMMINGS REV TRST		02/26/2020	QS	1,195,000	(221938)
CRAWSHAW GEOFFREY K & SILVER STEPHEN L & TRACY		05/31/2013	QS	1,025,000	(200493)
		08/11/2004	99		(142794+)

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 %
22-052	02/02/2022	4	REHAB	35,000	07/28/2022	LG	100 100
20-131X	06/01/2020	4	REHAB	12,000	10/15/2020	LG	100 100
15-126	05/20/2015	9	DECK	18,500	10/09/2015	FC	100 100
96-124	08/01/1996	3	REPAIR/REMOD	30,000	06/01/1997		100 100
94-99	07/25/1994	9	DECK	2,000	06/26/1995		100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	11A	1.00	RW6	0.95	1	1.00	786,819	1.00	1	1.00	V10	2.30	609,780
300	A	0.495	11A	1.00	1	1.00	1	1.00	63,250	1.00	1	1.00	V10	2.30	31,310

DETACHED


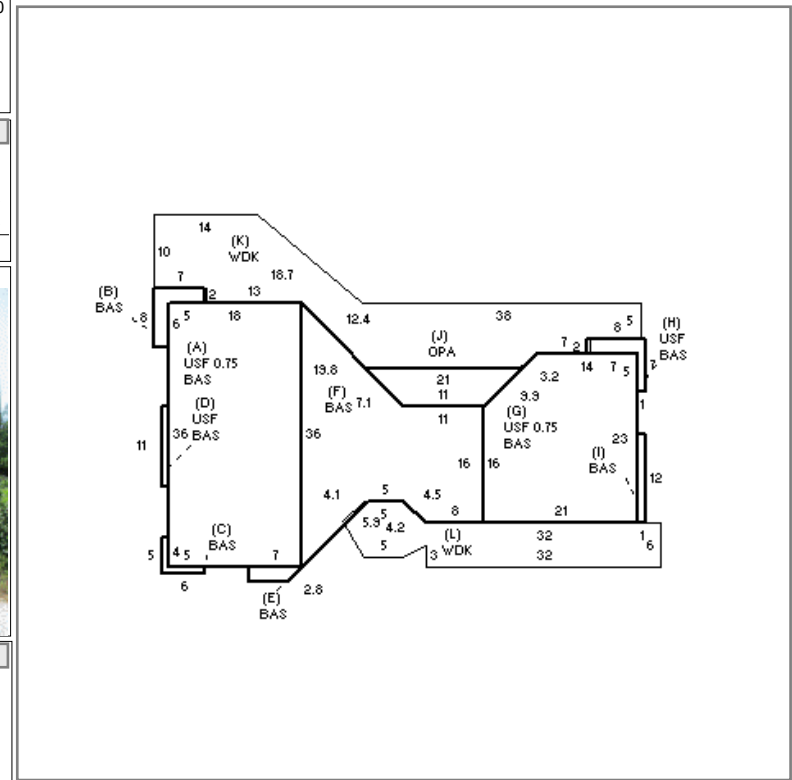
TOTAL	1.270 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE	LAND	641,100	557,400			
Inf1	RIGHT OF WAY		BUILDING	1,081,800	864,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL				1,722,900	1,421,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/28/2022

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2015	FC
MODEL	1		RESIDENTIAL	LIST	8/3/2017	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/7/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
WDK@186 SF ON 2ND FLR (LEFT REAR). HAS 2 INVERTERS PER 10/9/15 MEAS.		

YEAR BLT	1985	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,545,452				
NET AREA	3,353	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,199	1985	440.15	527,744	CONDITION ELEM	CD				
\$NLA(RCN)	\$461	OVERALL	1.140	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	862	1985	351.51	302,998						
CAPACITY				ROOF SHAPE	1	GABLE	1.00	F	BAS	L	BAS AREA	492	1985	440.15	216,556						
STORIES(FAR)	2	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	J	OPA	N	OPEN PORCH	80		134.60	10,768						
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	828		67.64	56,003						
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	800	1985	306.50	245,201						
BATHROOMS	4.5	1.00		HEATING/COOLING	15	FHW/DCTLS AC	1.03		BGR	N	SF BSMT GARAGE	250		142.98	35,744						
FIXTURES	15	\$10,500		FUEL SOURCE	1	OIL	1.00		LLU	N	LOWER LEVEL UNF	473		233.52	110,457						
UNITS	1	1.00							WDK	N	ATT WOOD DECK	186		85.68	15,936						
														GFP	O	GAS FIREPLACE	1	13,546.70	13,547		
														ODS	O	OUT DOOR SHOWER	1	0.00			
														EFF.YR/AGE		1992 / 30					
														COND	30	30	%				
														FUNC	0						
														ECON	0						
														DEPR	30	% GD	70				
														RCNLD		\$1,081,800					