

Key: 1472

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.484

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
OSBORNE ALFRED E JR & OSBORNE NANCY RAHNASTO 3533 BEVERLY RIDGE DR SHERMAN OAKS, CA 91423				40-47-0				4 ALDEN LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				OSBORNE ALFRED E JR & MCTAVEY SLOAN				09/07/2010	QS	376,210	24806-292	
				MCTAVEY GEORGE & SLOAN				10/22/2009	99	16430-283+		
								02/21/2003	QS	330,000 16430-283		


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	%
19-155	05/21/2019	9	DECK	12,000	07/19/2019	LG	100	100
18-250	08/07/2018	40	STUDIO	120,000	07/19/2019	LG	100	100
14-162	08/04/2014	3	REPAIR/REMOD	22,150	09/14/2015	FC	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	12	1.00	1	1.00	1	1.00	360,100	1.00	1	1.00
300	A	0.055	12	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE Studio has deed restriction as to be non-habitable.	LAND	280,600	244,000			
Inf1	NO ADJ		BUILDING	396,800	341,500			
Inf2	NO ADJ		DETACHED	91,600	87,300			
			OTHER	0	0			
			<b>TOTAL</b>	<b>769,000</b>	<b>672,800</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/19/2019
ST1	V	1.50	SV 1.00	20*32	2018	640	143.10	91,600	

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2015	FC
MODEL	1		RESIDENTIAL	LIST	9/24/2015	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	1972	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	543,617
NET AREA	1,271	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	908		83.17	75,523	CONDITION ELEM	CD
\$NLA(RCN)	\$428	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	908	1972	350.41	318,174		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	363	1972	277.20	100,624		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	520		52.00	27,039		
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		17,357.10	17,357		
				INT. FINISH	3	WOOD PANEL	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

BUILDING

EFF.YR/AGE	1995 / 27	COND	27 27 %	FUNC	0	ECON	0	DEPR	27 % GD	73	RCNLD	\$396,800
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