

Key: 1548

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.555

LEGAL

| CURRENT OWNER  |  | PARCEL ID  | LOCATION          |            |              |  |
|--|--|------------|-------------------|------------|--------------|--|
| LAUGHLIN WILLIAM F III & LAUGHLIN MARY ELLEN<br>771 JOHN RINGLING BLVD, APT F2<br>SARASOTA, FL 34236 |  | 40-128-0   | 43 SO HIGHLAND RD |            |              |  |
| TRANSFER HISTORY   |  | DOS        | T                 | SALE PRICE | BK-PG (Cert) |  |
| LAUGHLIN WILLIAM F III & TAGLIAFERRO JOHN  |  | 08/21/2018 | QS                | 563,362    | 31478-310    |  |
| RODERICK JAMES J JR  |  | 07/31/2008 | O                 | 459,000    | 23076-349    |  |
|  |  | 11/22/2004 | QS                | 395,000    | 19266-349    |  |

| 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    | %   |
| 10-008 | 01/29/2010 | 1             | SINGLE FAM R | 250,000 | 04/28/2011 | MR | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | A | 0.775    | 12   | 1.00  | 1     | 414,115  | 1.00 | 1     | 1.00 | R06 | 1.15       | 320,940   |
| 300 | A | 0.770    | 12   | 1.00  | 1     | 31,625   | 1.00 | 1     | 1.00 | R06 | 1.15       | 24,350    |

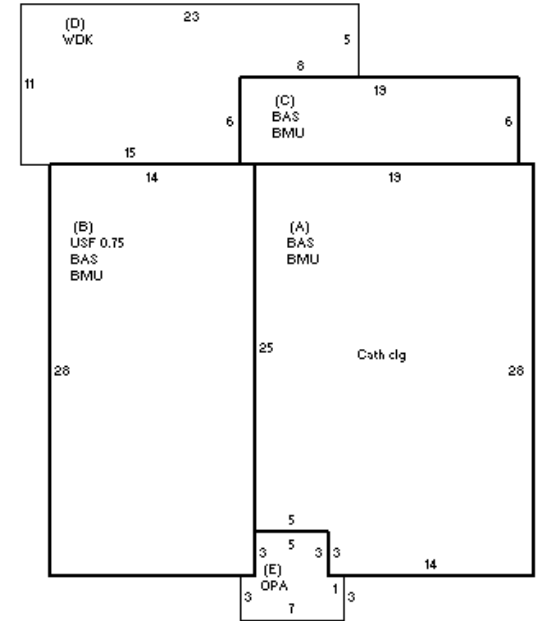
|       |             |   |     |      |   |          |         |          |
|-------|-------------|---|-----|------|---|----------|---------|----------|
| TOTAL | 1.545 Acres | ZONING  | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd  | EAST TRURO  | N 8/21/18 SF chng per 23076-349.SITE VISIT 2/11/09 FOR SALE+ 6/28/10 FOR MESA. SEE NHESP (MESA) |     |      |   | LAND     | 345,300 | 300,200  |
| Infl1 | NO ADJ      | T RESTRICTIONS IN BK 24382/235+SEE INFO IN PRC  |     |      |   | BUILDING | 482,600 | 414,000  |
| Infl2 | NO ADJ      | E FILE. LPI INCR= ABUTS NSS.  |     |      |   | DETACHED | 700     | 600      |
|       |             |   |     |      |   | OTHER    | 0       | 0        |
|       |             |   |     |      |   | TOTAL    | 828,600 | 714,800  |

DETACHED

| TY  | QUAL | COND | DIM/NOTE     | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| WDK | A    | 1.00 | F 0.60 10*10 |    | 100   | 11.00     | 700   |



| BLDG COMMENTS  |
|--|
| 7/6/2020 Owner confirmed interior data at door (C-19). |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/6/2020  | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/6/2020  | LG |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 5/25/2011 | MR |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 2010  | SIZE ADJ   | 1.030 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,317 | DETAIL ADJ | 1.015 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,023 |      | 78.18     | 79,975  |
| \$NLA(RCN) | \$416 | OVERALL    | 1.100 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | A   | BAS | L | BAS AREA        | 517   | 2010 | 344.16    | 177,929 |
|            |       |            |       | ROOF SHAPE      | 3  | GAMBRELL        | 1.00 | +   | BAS | L | BAS AREA        | 506   | 2010 | 344.16    | 174,143 |
|            |       |            |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | B   | USF | L | UP-STRY FIN     | 294   | 2010 | 272.25    | 80,042  |
|            |       |            |       | FLOOR COVER     | 6  | OTHER           | 1.00 | D   | WDK | N | ATT WOOD DECK   | 205   |      | 61.28     | 12,563  |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | E   | OPA | N | OPEN PORCH      | 36    |      | 128.16    | 4,614   |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR      | 1.00 | F21 | O   | O | FPL 2S 1OP      | 1     |      | 17,047.10 | 17,047  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS             | 1.00 | ODS | O   | O | OUT DOOR SHOWER |       |      | 0.00      |         |

| TOTAL RCN      | 548,412    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EFF.YR/AGE     | 2010 / 12  |
| COND           | 12 12 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 12 % GD 88 |
| RCNLD          | \$482,600  |