

Key: 1754

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.767

LEGAL

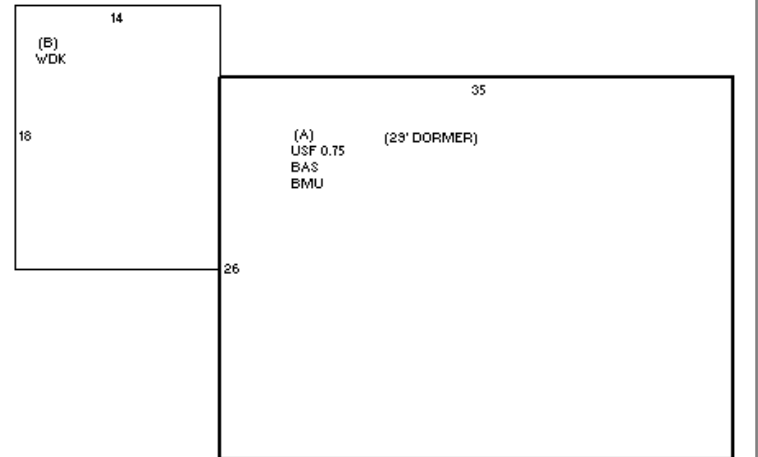
CURRENT OWNER		PARCEL ID		LOCATION	
COGHLAN PAUL & MONICA & BORAU NICOLE COGHLAN C/O COGHLAN PAUL 686 BICKNELL RD LOS GATOS, CA 95030		42-170-0		21 GREAT HOLLOW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COGHLAN PAUL & MONICA & COGHLAN PAUL		12/27/2012 07/20/1989	A 99		(199180) (118064)

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 %

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	R08	1.75		488,390
300	A	0.085	11	1.00	1	1.00	1	1.00	R08	1.75		4,090

TOTAL	37,462 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	LOT 2			LAND	492,500	428,200
Inf1	NO ADJ		BUILDING	415,900	352,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	908,400	781,100			



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/08/2018



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2018	LG
MODEL	1		RESIDENTIAL	LIST	4/23/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1977	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	611,659																		
NET AREA	1,593	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	910		82.37	74,954																				
\$NLA(RCN)	\$384	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	910	1977	347.01	315,780																				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	683	1977	270.37	184,664																				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	WDK	N	ATT WOOD DECK	252		61.79	15,572																				
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		17,188.60	17,189																				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00																					
				HEATING/COOLING	3	RADIANT	1.02																												
				FUEL SOURCE	3	ELECTRIC	1.00																												
				<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1981 / 41</td> </tr> <tr> <td>COND</td> <td>32</td> <td>32 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>32</td> <td>% GD 68</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$415,900</td> </tr> </table>														EFF.YR/AGE	1981 / 41		COND	32	32 %	FUNC	0		ECON	0		DEPR	32	% GD 68	RCNLD	\$415,900	
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