

Key: 1839

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.863

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
THURMAN BRIAN & KAREN 5483 HOLLY SPRINGS DR HOUSTON, TX 77056-2021				42-259-0				41 CORMORANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THURMAN BRIAN & KAREN				09/18/2002	QS	1,550,000	(166593)				
SCHOCH BERNARD P & JULIE				01/28/1993	QS	250,000	(129155)				


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	%
09-159	09/21/2009	3	REPAIR/REMOD	100,000	05/20/2010	JH	100	100
08-053	03/20/2008	3	REPAIR/REMOD	50,000	04/30/2009	JH	100	100
93-117	09/24/1993	1	SINGLE FAM R	240,000	04/27/1994		100	100
93-098	09/03/1993	10	ALL OTHERS	14,000	04/27/1994		100	100

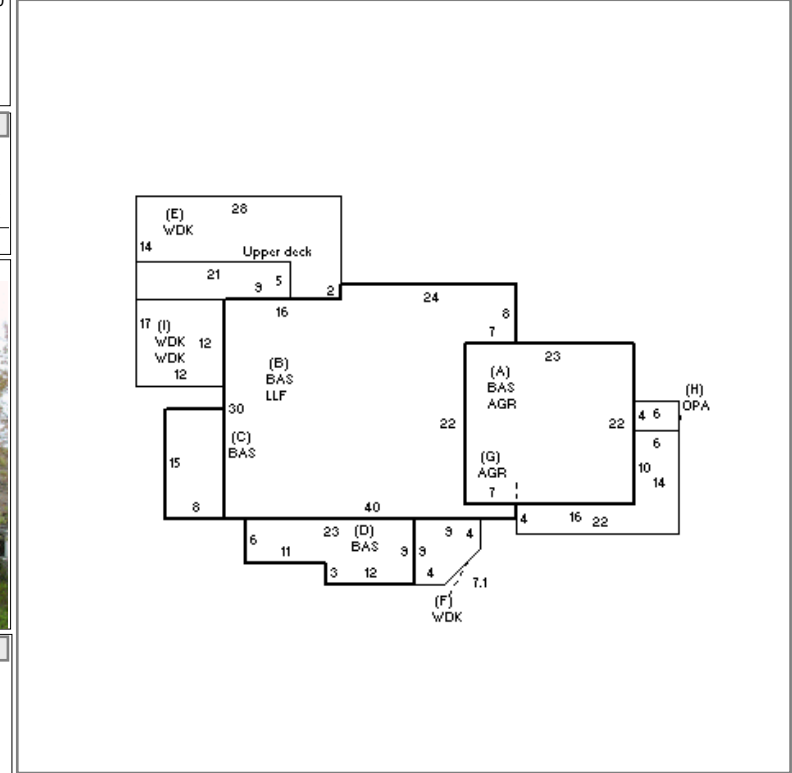
LAND

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	1	1,692,470	1.00	1	1.00	V17	4.70	1,311,660
300	A	0.145	11A	1.00	1	129,250	1.00	1	1.00	V17	4.70	18,740

DETACHED

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	1,330,400	1,156,800
Inf1	NO ADJ		BUILDING	1,005,300	832,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,335,700	1,989,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/30/2017
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/30/2017	LG	BLDG COMMENTS	
MODEL	1		RESIDENTIAL	LIST	4/30/2009	EST	EYB CHGS=FY10 PER INSPEC FOR BP#08-053+FY11 PER BP#09-159.	
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR		
QUALITY	G	1.35	GOOD [100%]					
FRAME	1	1.00	WOOD FRAME [100%]					

YEAR BLT	1994	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,322,734
NET AREA	2,988	DETAIL ADJ	1.000	FOUNDATION			1.00	+	AGR	N	ATTACHED GARAGE	654		131.54	86,028		
\$NLA(RCN)	\$443	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	LLF	L	LOWER LEVEL FIN	1,094	1994	292.73	320,249		
				ROOF SHAPE	7	OTHER	1.00	+	BAS	L	BAS AREA	1,894	1994	434.65	823,226		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	959		67.13	64,379		
				FLOOR COVER	1	HARDWOOD	1.00	H	OPA	N	OPEN PORCH	24		209.13	5,019		
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		16,133.80	16,134		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$1,005,300