

Key: 1991

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.021

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
HELLER TRUST TRS: HELLER C B & MIRANDA C 332 S ARDEN BOULEVARD LOS ANGELES, CA 90020										43-119-0				50 LONGNOOK RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
HELLER TRUST										10/30/2014	F		28476-349				
HELLER FAMILY TRUST										09/25/2009	A		24056-339				
HELLER C B & MIRANDA C										09/18/2009	QS	1,725,000	24041-239				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-090	05/18/2010	10	ALL OTHERS	6,000	02/23/2012	FC	100	100
10-049	03/25/2010	70	POOL	70,000	05/13/2011	MR	100	100
	01/01/2003	20	NO PERMIT		10/06/2003	LVM	100	100
01-226	12/21/2001	3	REPAIR/REMOD	145,000	07/21/2003	BTT	100	100
92-117	10/09/1992	9	DECK	3,000	06/22/1993		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	16	1.00	1	1.00	1	1.00	SR3	2.00		558,160
300	A	2.225	16	1.00	1	1.00	1	1.00	SR3	2.00		122,380

DETAILED

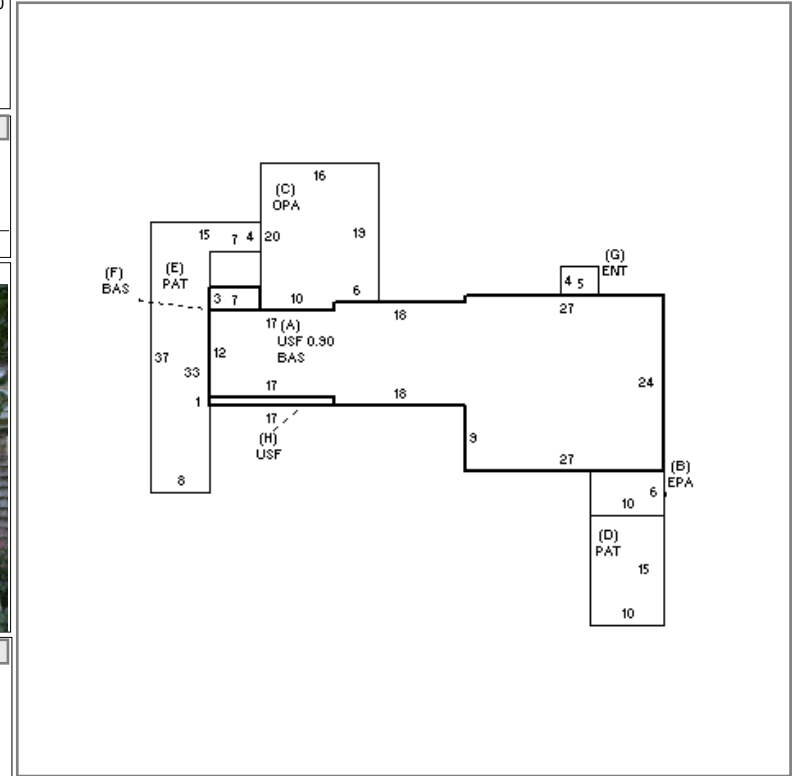
TOTAL	3.000 Acres		ZONING	NSD	FRNT	535		ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		N O T E	FY14 - REMOVED FRONTAGE LOT. 3 ACRE MIN IN SEASHORE				LAND	680,500	591,700
Infl1	NO ADJ			LAND	703,300	582,500				
Infl2	NO ADJ			OTHER	29,500	28,000				
				TOTAL	2,085,800	1,760,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 A	0.75 8*10	1991	80	19.44	1,200
SPG	G	1.18 G	0.90 20*44		880	35.68	28,300

PHOTO 08/10/2020



BLDG COMMENTS
8/10/2020 Interior data of all bldgs confirmed by relative of owner at door (C-19).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2020	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	5/31/2011	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1789	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	963,455	
NET AREA	2,136	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,125	1789	459.28	516,690	CONDITION ELEM CD		
\$NLA(RCN)	\$451	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	EPA	N	ENCL PORCH	60		272.64	16,358			
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	314		100.24	31,477			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	PAT	N	PATIO	474		21.17	10,034			
				FLOOR COVER	2	SOFTWOOD	1.00	G	ENT	N	ENCL ENTRY	20		377.47	7,549			
				INT. FINISH	1	PLASTER	1.00	+	USF	L	UP-STRY FIN	1,011	1789	350.54	354,398			
				HEATING/COOLING	2	HOT WATER	1.02	F12	O	FPL 1S 2OP	1			22,749.60	22,750			
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER				0.00				

EFF.YR/AGE	1995 / 27	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$703,300	

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.022

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HELLER TRUST		43-119-0		50 LONGNOOK RD	
TRS: HELLER C B & MIRANDA C		TRANSFER HISTORY		DOS	T
332 S ARDEN BOULEVARD				SALE PRICE	BK-PG (Cert)
LOS ANGELES, CA 90020					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


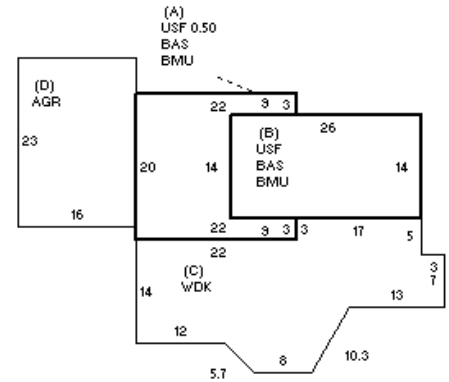
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	414,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/10/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2020	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
8/10/2020 Interior data reviewed by relative of owner at door (C-19). HTB on front deck.

G

YEAR BLT	1991	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	591,762		
NET AREA	1,199	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMU	N	BSMT UNFINISHED	678		97.43	66,060				
\$NLA(RCN)	\$494	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	678	1991	388.72	263,555				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	521	1991	305.96	159,406				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	606		57.68	34,956				
				FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATTACHED GARAGE	368		126.17	46,431				
				INT. FINISH	2	DRYWALL	1.00		HTB	O	HOT TUB	1		15,404.00	15,404				
				HEATING/COOLING	2	HOT WATER	1.02		MST	O	MASONRY STACK	1		3,850.70	3,851				
				FUEL SOURCE	1	OIL	1.00												
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1991 / 31
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$414,200

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.023

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HELLER TRUST		43-119-0		50 LONGNOOK RD	
TRS: HELLER C B & MIRANDA C		TRANSFER HISTORY		DOS	T
332 S ARDEN BOULEVARD				SALE PRICE	BK-PG (Cert)
LOS ANGELES, CA 90020					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				3	3 of 3
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

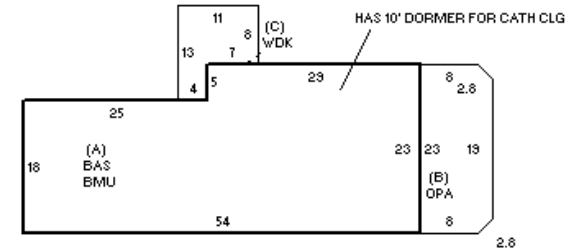
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	258,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

PER 2012 INSP: HAS BR+LR+SM RM w/ SINK IN COUNTER +BATH

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2020	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

8/10/2020 Data confirmed by relative of owner at door (C-19). Woodstove w/metal stack. Exterior cover is barnboard - same as interior wall cover. One room has wall heater.

LAND

YEAR BLT	1975	SIZE ADJ	1.040
NET AREA	1,117	DETAIL ADJ	1.000
\$NLA(RCN)	\$361	OVERALL	0.880
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		3	1.00
BEDROOMS		1	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$2,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	14	OTHER	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	4	WALL BOARD	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,117		63.15	70,537
A	BAS	L	BAS AREA	1,117	1975	278.00	310,523
B	OPA	N	OPEN PORCH	226		64.25	14,520
C	WDK	N	ATT WOOD DECK	108		55.01	5,941
	MST	O	MASONRY STACK			0.00	
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	403,620
CONDITION ELEM	CD
EFF.YR/AGE	1975 / 47
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$258,300