Key: 2096

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,130

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONTGOMERY RIDGE PROPERTIES LP **C/O SEIDEL ROBERT T** **25744 OAK LEAF CT** **VALENCIA, CA 91381**	**45-10-0**	**9 HIGH RIDGE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MONTGOMERY RIDGE PROPERTI	01/18/2006	P	900,000	20662-296
LECHNER BERNARD J & JOAN	01/03/1979	99		2850-022

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

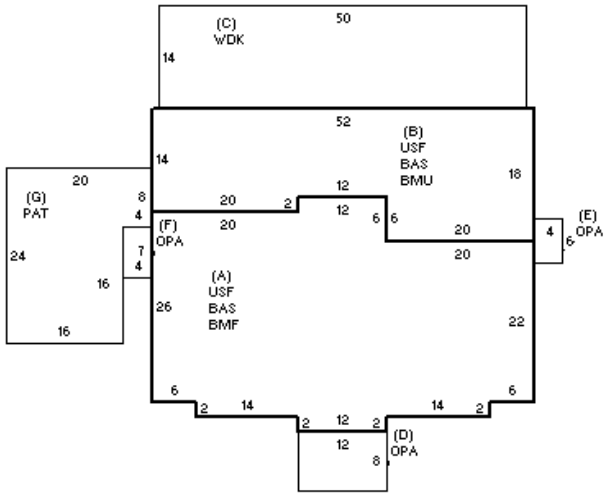
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-158	07/25/2007	1	SINGLE FAM R	750,000	04/23/2009	JH	100	100
07-159	07/25/2007	7	GARAGE		04/23/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11 1.00	1 1.00	1 1.00	1,080,300	1.00	1 1.00	V14 3.00			837,230
300	A	0.005	11 1.00	1 1.00	1 1.00	82,500	1.00	1 1.00	V14 3.00			410

TOTAL	33,977 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	GARAGE=3-BAY W/ TRUSS ROOF, 14' CLGS, 4 OVERHEAD DOORS (1@12'+3@6').		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	837,600	776,900
BUILDING	2,547,000	2,185,200
DETACHED	37,700	35,700
OTHER	0	0
TOTAL	**3,422,300**	**2,997,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E 1.80	E 1.00	25*41	2007	1,025	36.61	37,500
PTD	G 1.18	G 0.90	UNDER WDK10*		100	2.71	200

PHOTO 01/19/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	E	2.00	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2023	LG
LIST	8/21/2014	EST
REVIEW	4/5/2021	MR

BLDG COMMENTS

PER MAY 2008 LIST, THE FINISHED BSMNT=4 ROOMS & FULL BATH. PER APRIL 2009 CTF OF OCCUP, FINISHED AREA OF BSMNT SHALL NOT BE USED AS BEDROOMS.

YEAR BLT	2007	SIZE ADJ	0.965
NET AREA	4,368	DETAIL ADJ	1.000
$NLA(RCN)	$686	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES(FAR)	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	12	$8,400
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH	1,400		242.08	338,909
+	BAS	L	BAS AREA	2,184	2007	595.90	1,301,456
+	USF	L	UP-STRY FIN	2,184	2007	453.04	989,448
B	BMU	N	BSMT UNFINISHED	784		158.70	124,422
C	WDK	N	ATT WOOD DECK	700		93.96	65,769
+	OPA	N	OPEN PORCH	148		162.58	24,062
G	PAT	N	PATIO	416		29.18	12,140
	WDK	N	ATT WOOD DECK	936		93.95	87,941
	F22	O	FPL 2S 2OP	1		43,905.80	43,906
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	2,996,452

CONDITION ELEM	CD

EFF.YR/AGE	2007 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$2,547,000