

Key: 2191

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.234

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
<b>MOSER ROBERT &amp; ARTRUC TANZY L</b> 13690 OLD LAKE RD EAST SPRINGFIELD, PA 16411				45-84-0				27 TOMS HILL RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				MOSER ROBERT & ARTRUC MARY FRANCES & EUG				01/03/2005	99	(175550+)		(138997)	
MOSER ROBERT & ARTRUC MARY FRANCES & EUG				11/20/1995		F	(138997)		(138997)				
MOSER ROBERT & ARTRUC MARY FRANCES & EUG				11/19/1995		A	(138997)		(138997)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-224	11/06/2008	10	ALL OTHERS	2,000	04/23/2009	JH	100	100
01-144	08/27/2001	10	ALL OTHERS	1,500	02/24/2003	TEG	100	100
99-139	08/01/1999	9	DECK	950	01/01/2000		100	100
97-166	11/01/1997	2	ADDITION	8,500	01/01/2000		100	100
96-010	02/03/1996	10	ALL OTHERS	3,000	06/01/1997		100	100

LAND

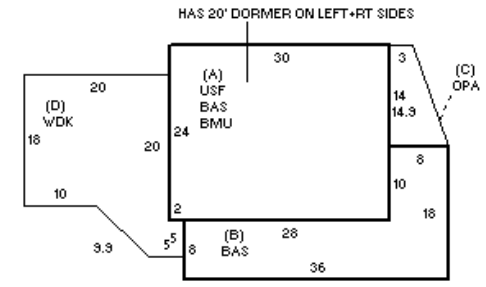
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.490	13	1.00	1	1,296,360	1.37	1	1.00	V15	3.60	872,470

TOTAL	21,344 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY10 VW CHG PER PHOTO (SAME AS 45-85) BUT	LAND		872,500	758,600	758,600
Infl1	NO ADJ	O	FY11 LPI CHNG TOO LOW=CORRECTED FY12 (same	BUILDING		586,300	482,200	482,200
Infl2	NO ADJ	T	view as abutter 45-85).	DETACHED		3,100	2,900	2,900
		E		OTHER		160,300	140,600	140,600
				<b>TOTAL</b>		<b>1,622,200</b>	<b>1,384,300</b>	<b>1,384,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 10X20		200	15.54	1,900
SHF	A	1.00	A 0.75 8*12		96	16.47	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	2/27/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
 FY05 LA-10 CHG=EPA TO BAS+DELETED 2ND BMU@528 (=DUPLICATE).

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YEAR BLT	1921	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	781,687		
NET AREA	1,808	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		99.05	71,313	CONDITION ELEM	CD		
\$NLA(RCN)	\$432	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	720	1921	307.88	221,673				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,088	1921	395.15	429,924				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	77		116.69	8,985				
				FLOOR COVER	6	OTHER	1.00	D	WDK	N	ATT WOOD DECK	416		62.55	26,019				
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			19,573.00	19,573				
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER				0.00					
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	25 25%
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$586,300

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

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

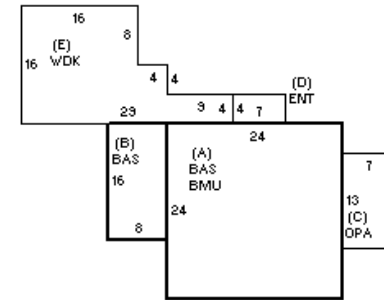
LAND

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	160,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2017	LG
MODEL	1		RESIDENTIAL	LIST	2/27/2017	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY05 LA-10 CHG=ADDED BMU+HEAT PER 12/02  
CYCLICAL. MST=PELLET STOVE.YEAR BLT=1957  
PER OWNER 4/22/09.

YEAR BLT	1950	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	267,221
NET AREA	704	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		73.60	42,395	CONDITION ELEM	CD
\$NLA(RCN)	\$380	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	704	1950	273.68	192,673		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	91		80.82	7,355		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ENT	N	ENCL ENTRY	28		181.20	5,074		
ROOMS	5	1.00		FLOOR COVER	5	VINYL	1.00	E	WDK	N	ATT WOOD DECK	324		46.03	14,913		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00		MST	O	MASONRY STACK	1		2,711.10	2,711		
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1972 / 50
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$160,300