

Key: 2274

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.320

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CHRISTIAN KATHERINE C/O SELBY HILL II LLC 329 LAWRENCE COURT PHILADELPHIA, PA 19106		46-46-0		15 ERLINDA RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SELBY HILL II LLC		04/19/2023	QS	2,300,000	35740-166
CHRISTIAN KATHERINE		10/05/2012	QS	490,000	26738-47
AMSDEN ALICE H ESTATE OF		10/05/2012	A		26738-40

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 %
14-051	04/08/2014	1	SINGLE FAM R	1,000,000	12/21/2015	FC	100 100
97-137	09/01/1997	9	DECK	15,000	05/01/1998		100 100

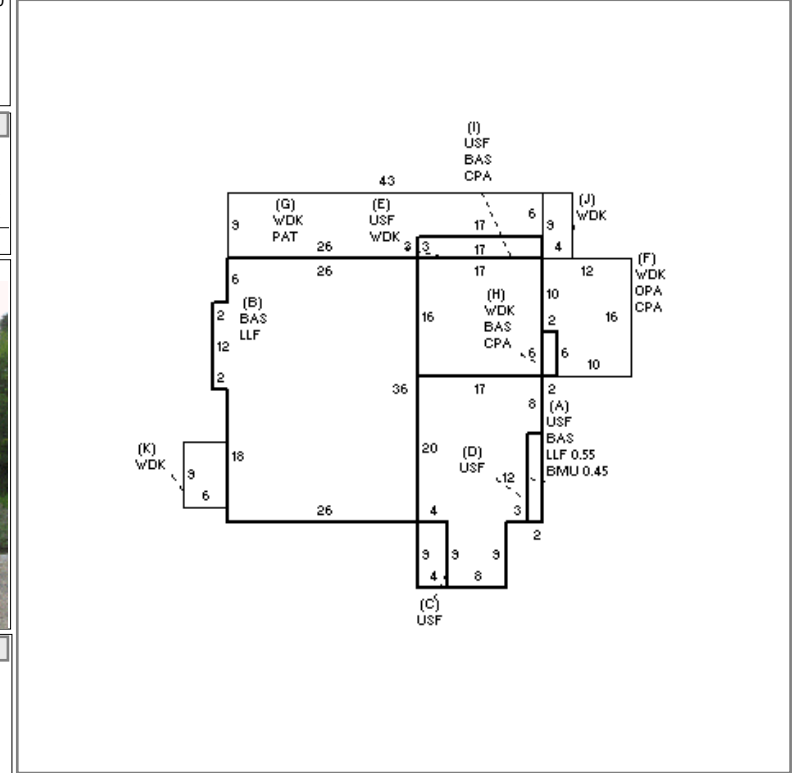
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14	1.00 1	1.00 1	1.00	828,230	1.00 1	1.00 RV1	2.30			641,880
300	A	0.155 14	1.00 1	1.00 1	1.00	63,250	1.00 1	1.00 RV1	2.30			9,800

TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE	LAND	651,700	357,200			
Inf1	NO ADJ		BUILDING	1,559,500	1,310,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,211,200	1,668,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2023	LG
MODEL	1		RESIDENTIAL	LIST	12/21/2015	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/16/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 FUEL SOURCE=ESTIMATE (HYDRO-AIR SYSTEM PER BLDG PERMIT). LLF=ESTIMATE PER REVISED BSMT PLAN (=TV RM, BAR, BDRM & FULL BATH). 2 Minisplits.

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YEAR BLT	2014	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,695,066
NET AREA	3,576	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	175		139.51	24,414	CONDITION ELEM	CD
\$NLA(RCN)	\$474	OVERALL	1.130	EXT. COVER	10	VERT. BOARD	1.00	+	BAS	L	BAS AREA	1,632	2014	500.93	817,514		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	+	LLF	L	LOWER LEVEL FIN	1,173	2014	335.66	393,727		
STORIES(FAR)	2	1.00		ROOF COVER	7	ROLL	1.00	+	USF	L	UP-STRY FIN	771	2014	404.17	311,611		
ROOMS	7	1.00		FLOOR COVER	6	OTHER	1.00	+	WDK	N	ATT WOOD DECK	669		76.97	51,496		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	+	CPA	N	CARPORT	464		84.21	39,074		
BATHROOMS	4.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	180		126.54	22,778		
FIXTURES	15	\$10,500		FUEL SOURCE	2	GAS	1.00	G	PAT	N	PATIO	336		25.40	8,535		
UNITS	1	1.00							GFP	O	GAS FIREPLACE	1		15,417.20	15,417		
									ODS	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	2014 / 8
																COND	08 08 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$1,559,500