**Key: 2404**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,458

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| ROUGHTON III BERT G &<br>FORD JESSIE V & FORD OLIVIA<br>364 OLD IVY ROAD<br>ATLANTA, GA 30342 | 46-182-0 | 5 FOURTH OF JULY RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ROUGHTON III BERT G & | 11/08/2019 | QS | 485,000 | 32454-123 |
| BOWMAN LARRY W & | 05/08/2019 | F | 1 | 32007-11 |
| BOWMAN LARRY W & | 05/05/2011 | 99 | | 25430-168 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 14-121 | 06/02/2014 | 90 | BP NVC | 1,985 | | | 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 | 12 1.00 | 1 1.00 | 1 1.00 | 468,130 | 1.00 | 1 1.00 | R07 1.30 | | | 362,800 |
| 300 | A | 0.075 | 12 1.00 | 1 1.00 | 1 1.00 | 35,750 | 1.00 | 1 1.00 | R07 1.30 | | | 2,680 |

| TOTAL | 37,026 SF | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | EAST TRURO |
| Infl1 | NO ADJ |
| Infl2 | NO ADJ |

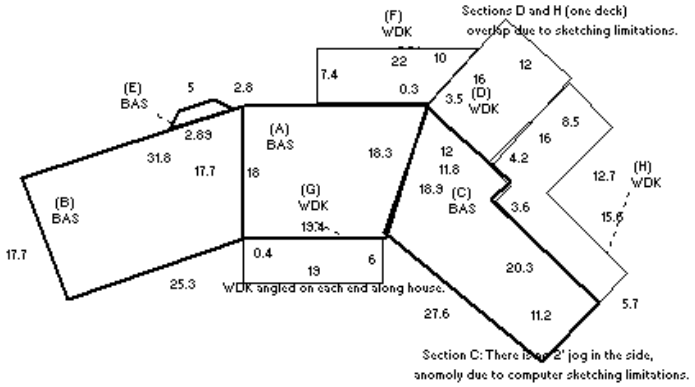
NOTE: FY13=CORRECTED COND FROM 5% TO AVG PER 12/09 MEAS.

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 365,500 | 317,800 |
| BUILDING | 353,700 | 287,300 |
| DETACHED | 1,700 | 1,600 |
| OTHER | 0 | 0 |
| TOTAL | **720,900** | **606,700** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 10*14 | | 140 | 16.01 | 1,700 |

PHOTO 03/30/2017




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | + | 1.15 | GOOD-/AVE+ [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 3/30/2017 | LG |
|---|---|---|
| LIST | 12/8/2009 | EST |
| REVIEW | 12/6/2010 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1976 | SIZE ADJ | 1.030 |
| NET AREA | 1,337 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $389 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1 | 1.00 |
| ROOMS | 0 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $4,200 |
| UNITS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | | | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 4 | FLAT/SHED | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BAS AREA | 1,337 | 1976 | 356.27 | 476,335 |
| + | WDK | N | ATT WOOD DECK | 676 | | 53.39 | 36,093 |
| | MST | O | MASONRY STACK | 1 | | 3,564.20 | 3,564 |

| TOTAL RCN | 520,192 |
|---|---|

| CONDITION ELEM | CD |
|---|---|

| EFF.YR/AGE | 1981 / 41 | |
|---|---|---|
| COND | 32 | 32 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 32 | % GD 68 |
| RCNLD | | $353,700 |