

Key: 2449

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.505

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
LAW DOUGLAS M & TELLE TODD R 1863 SUNSET BLVD SAN DIEGO, CA 92103		46-229-0	4 BLACKFISH RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
LAW DOUGLAS M & TELLE TOD		03/03/2003	QS	410,000	16496-343	
CASSILL ORIN E		11/15/1999	QS	275,000	12663-177	
MCCARTHY, MARY & SCOPPA, M		04/21/1987	QS	155,000	5673-153	

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	%
07-030	02/21/2007	3	REPAIR/REMOD	16,500	05/28/2008	JH	100	100
87-72	05/22/1987	10	ALL OTHERS	2,000	01/01/1988		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	414,115	1.00 1	1.00 R03	1.15			320,940
300	A	0.124 14	1.00 1	1.00 1	1.00	31,625	1.00 1	1.00 R03	1.15			3,920

TOTAL	39,160 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE FY09 ACREAGE CHG PER PLAN 174-85.				LAND	324,900	245,600
Inf1	NO ADJ		BUILDING	378,300	307,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>703,200</b>	<b>552,900</b>

DETACHED

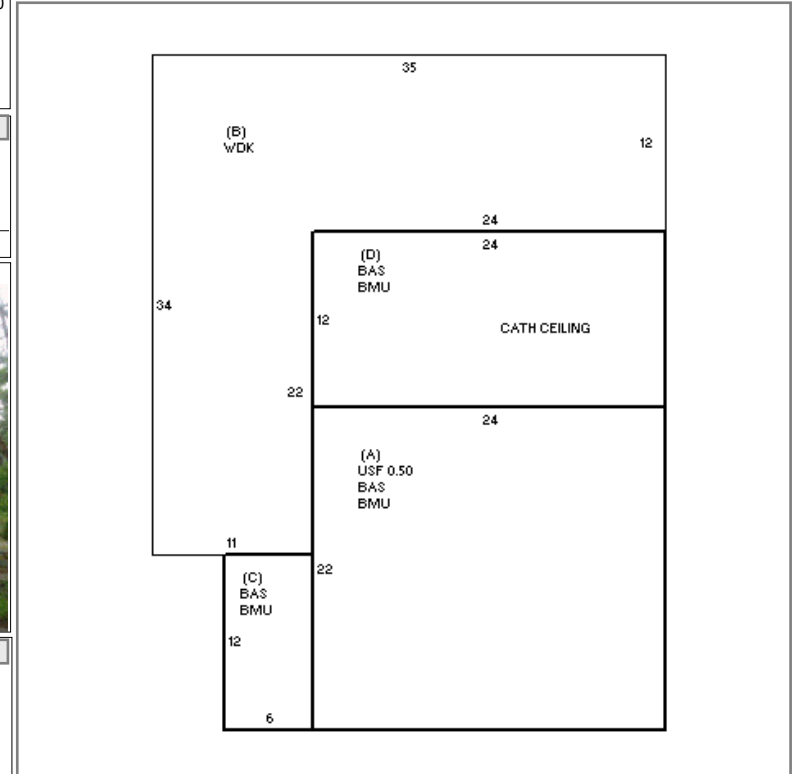
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/21/2015



BUILDING	CD	ADJ	DESC	MEASURE	8/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/21/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1975	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$469	OVERALL	1.050	EXT. COVER	8	TEX PLYWOOD	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPHALT SHINGLE	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	5	ELECTRIC	0.95
				FUEL SOURCE	3	ELECTRIC	1.00
CAPACITY		UNITS	ADJ				
STORIES(FAR)		1	1.00				
ROOMS		3	1.00				
BEDROOMS		2	1.00				
BATHROOMS		2	1.00				
FIXTURES		6	\$4,200				
UNITS		1	1.00				



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	540,473
+	BMU	N	BSMT UNFINISHED	888		90.54	80,403	CONDITION ELEM CD	
+	BAS	L	BAS AREA	888	1975	381.46	338,733		
A	USF	L	UP-STRY FIN	264	1975	301.76	79,664		
B	WDK	N	ATT WOOD DECK	662		56.61	37,473		
	GFP	O	GAS FIREPLACE			0.00			
	ODS	O	OUT DOOR SHOWER			0.00			

EFF.YR/AGE	1988 / 34
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$378,300