

Key: 2474

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.534

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
FADER PAUL & LAURIE K BROWN 875 NO WAKONDA ST FLAGSTAFF, AZ 86004		46-257-0		6 GRANDPAS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FADER PAUL & LAURIE K BRO		08/25/2016	QS	415,000	29886-141
STONE DAVID J		05/05/2012	F		26332-112
STILLWELL JOAN		10/02/1984	99		4271-191

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 %
19-019X	01/22/2019	4	REHAB		04/02/2019	LG	100 100
18-72X	03/02/2018	4	REHAB	53,759	06/21/2018	LG	100 100
17-165X	06/06/2017	3	REPAIR/REMOD	18,000	01/22/2018		100 100
89-145	10/13/1989	9	DECK	2,800	12/31/1989		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	0.165 14 1.00		1 1.00	1 1.00	31,625	1.00	1 1.00	R03	1.15		5,220

DETACHED

TOTAL	40,947 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	326,200	246,600
Inf1	NO ADJ		BUILDING	340,300	276,600			
Inf2	NO ADJ		DETACHED	900	800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>667,400</b>	<b>524,000</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/22/2018
SHF	A	1.00 P	0.45		120	16.01	900		

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/15/2016	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,203
NET AREA	909	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BMF	N	BSMT FINISH	537		193.22	103,759		
\$NLA(RCN)	\$535	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	366	1982	324.97	118,940		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	BAS	L	BAS AREA	543	1982	410.80	223,065		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	583		60.96	35,540		
				FLOOR COVER	99	N/A	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD	TOTAL RCN	486,203
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			\$340,300

