

Key: 2891

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.993

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
ENDICOTT ANNA M 409 N PACIFIC COAST HWY # 562 REDONDO BEACH, CA 90277		50-111-0		2 HOLSBERY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ENDICOTT ANNA M		04/14/2015	H	28800-46	
ENDICOTT JOHN & ANNA		11/01/2006	G	1,873,500	21491-147
DICKERSON LYNDA S TRUST		12/30/1992	QS	315,000	8384-201

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/17/2023	30	CHECK DATA		11/17/2022	JN	100 100
SS20-2	01/12/2019	50	SPLIT SUB		06/28/2019	JN	100 100
18-035	02/05/2018	70	POOL	30,000	07/26/2018	LG	100 100
17-336X	12/19/2017	4	REHAB	4,700	03/06/2018	LG	100 100
04-194	10/27/2004	10	ALL OTHERS	1,000	11/01/2005	FC	100 100

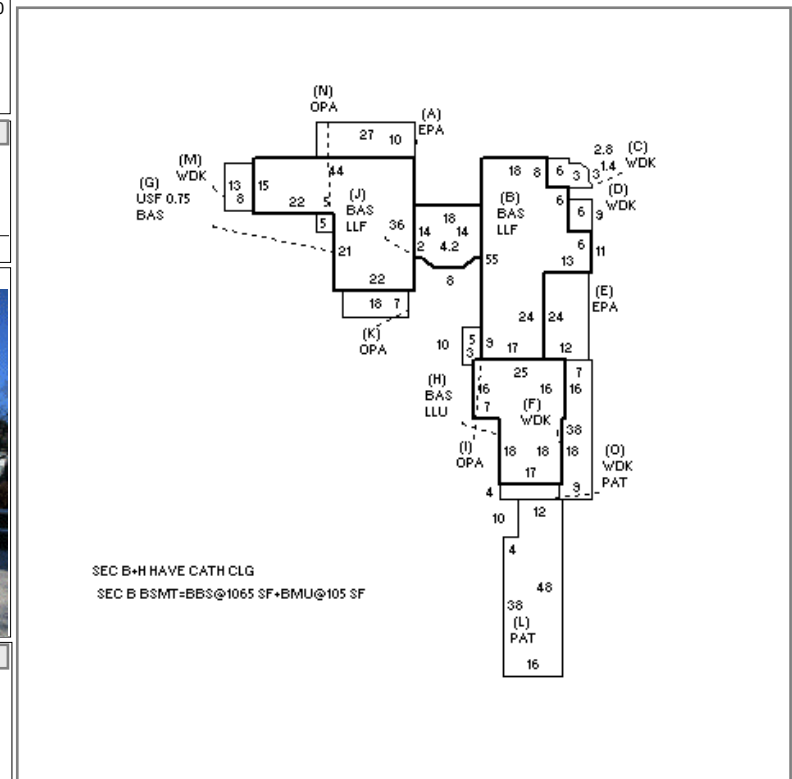
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	R07	1.45		404,660
300	A	1.108	15	1.00	1	1.00	1	1.00	R07	1.45		44,180

TOTAL	1.883 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	FY20-UPDT SF & ADDED DETACHED FROM 32 DEPOT, SHF W/OPEN PORCH = PLAYHOUSE			LAND	448,800	390,300
Inf1	NO ADJ		BUILDING	2,343,200	2,009,000			
Inf2	NO ADJ		DETACHED	27,400	26,100			
						OTHER	497,300	409,200
						TOTAL	3,316,700	2,834,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 E	1.00 8*14	2002	112	18.89	2,100
OPA	G	1.18 E	1.00 4*14	2002	56	12.98	700
SPG	G	1.18 A+	0.80 18-*36	2018	648	37.91	19,700
HTB	G	1.18 A	0.75 8*8	2018	1	3,221.87	2,400
PTD	G	1.18 G	0.90 IRREG	2018	1,026	2.71	2,500



BLDG COMMENTS
BATHS=3 FULL & 2 HALF. LLF=FAMILY RM.



DETAILED

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BUILDING	CD	ADJ	DESC	MEASURE	11/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	10/1/2013	FC
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	4/5/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1870	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,043,067
NET AREA	5,580	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	EPA	N	ENCL PORCH	558		189.94	105,986	CONDITION ELEM	CD
\$NLA(RCN)	\$545	OVERALL	1.240	EXT. COVER	2	CLAPBOARD	1.00	+	LLF	L	LOWER LEVEL FIN	1,455	1999	351.85	511,944		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,170	1990	511.13	598,019		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	597		82.30	49,135		
				FLOOR COVER	2	SOFTWOOD	1.00	G	BAS	L	BAS AREA	1,122	1870	511.13	573,486		
				INT. FINISH	1	PLASTER	1.00	G	USF	L	UP-STRY FIN	842	1870	427.73	360,146		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	LLU	N	LOWER LEVEL UNF	706		278.90	196,903		
				FUEL SOURCE	1	OIL	1.00	H	BAS	L	BAS AREA	706	1999	511.13	360,856		
								+	OPA	N	OPEN PORCH	199		135.30	26,925		
								J	BAS	L	BAS AREA	285	1999	511.13	145,672		
								+	PAT	N	PATIO	792		23.96	18,980		
								F22	O	FPL 2S 2OP	1		38,460.80	38,461			
								GFP	O	GAS FIREPLACE	1		16,484.20	16,484			
								KIT	O	XTRA KITCHEN	1		30,269.80	30,270			
																EFF.YR/AGE	1999 / 23
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$2,343,200

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


LAND

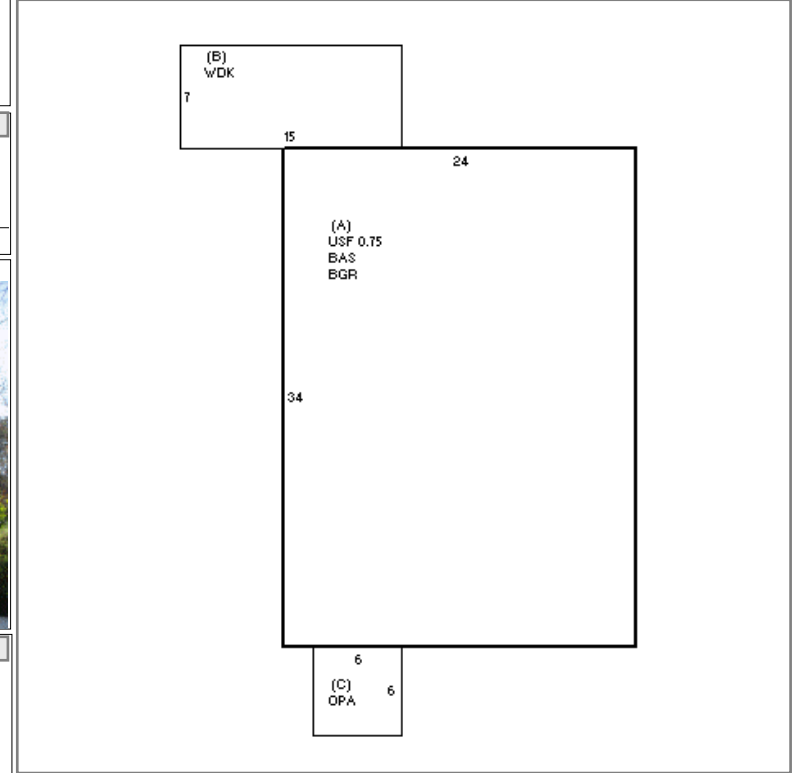
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	497,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/17/2022





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	10/1/2013	FC	PER OCT 2013 LIST, 1ST & 2ND FLRS HAVE KITCHENETTES (NO OVENS/STOVES).
STYLE	14	0.90	DET BLDG [100%]	REVIEW	4/5/2021	MR	
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1870	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	637,555		
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	816		108.76	88,745	CONDITION ELEM	CD		
\$NLA(RCN)	\$446	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	816	1870	392.81	320,530				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	612	1870	306.05	187,305				
				ROOF COVER	2	WOOD SHINGLES	1.01	B	WDK	N	ATT WOOD DECK	105		77.73	8,161				
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	36		146.27	5,266				
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			19,457.00	19,457				
				HEATING/COOLING	2	HOT WATER	1.02	MST	O	MASONRY STACK	1			3,891.10	3,891				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00					
																		EFF.YR/AGE	2000 / 22
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$497,300