

Key: 2901

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.005

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GREENBAUM MATTHEW PO BOX 123 GRATON, CA 95444				50-122-0				21 CASTLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GREENBAUM MATTHEW				11/09/2018	QS	480,501	31655-141				
RICHTER JOHN A & MARGARET				08/26/1971	99		1520-809				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
00-091	06/01/2000	30	CHECK DATA		09/14/2002	BT	100	100
		90	BP NVC	5,000	01/01/2002		100	100

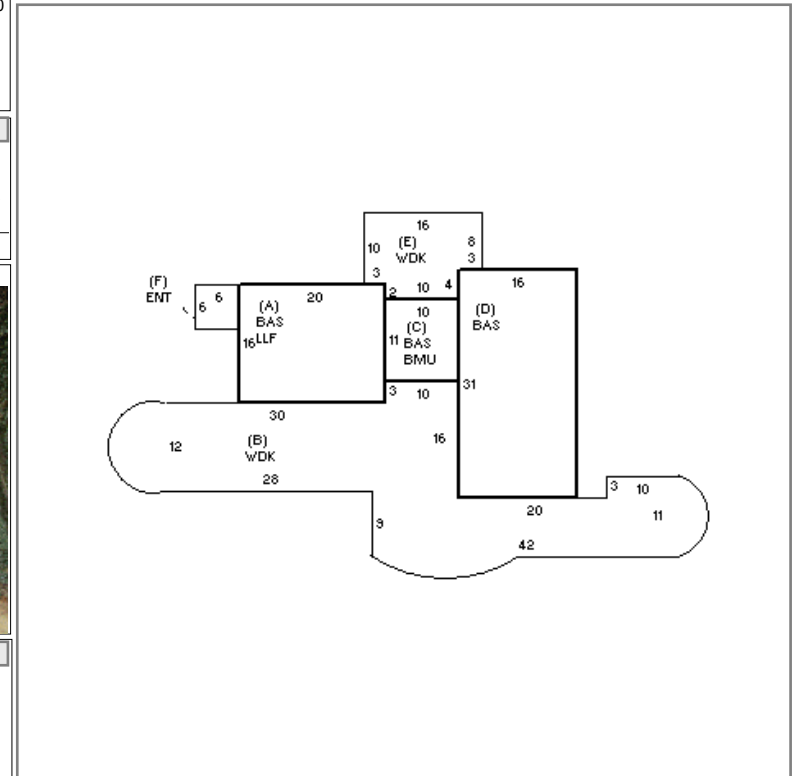
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	414,115	1.00	1	R05	1.15		320,940
300	A	0.328	13	1.00	1	31,625	1.00	1	R05	1.15		10,370

TOTAL	1.103 Acres	ZONING	RES	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE				LAND	331,300	288,100
Inf1	NO ADJ					BUILDING	363,300	294,700
Inf2	NO ADJ					DETACHED	600	600
						OTHER	33,800	29,400
						TOTAL	729,000	612,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	P 0.45 6X8		48	17.17	400
PTD	A	1.00	P 0.45 12*13		156	2.30	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/10/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/3/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1982	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526,464		
NET AREA	1,246	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	320		253.88	81,243				
\$NLA(RCN)	\$423	OVERALL	1.020	EXT. COVER	10	VERT. BOARD	1.00	+	WDK	N	ATT WOOD DECK	1,218		54.99	66,975				
				ROOF SHAPE	4	FLAT/SHED	1.00	C	BMU	N	BSMT UNFINISHED	110		99.66	10,962				
				ROOF COVER	7	ROLL	1.00	+	BAS	L	BAS AREA	926	1982	370.56	343,137				
				FLOOR COVER	4	TILE	1.00	F	ENT	N	ENCL ENTRY	36		245.34	8,832				
				INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		13,215.40	13,215				
				HEATING/COOLING	2	HOT WATER	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		TOTAL RCN	526,464
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1983 / 39
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$363,300

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.006

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
GREENBAUM MATTHEW PO BOX 123 GRATON, CA 95444		50-122-0	21 CASTLE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				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 BUILDING DETACHED OTHER TOTAL	33,800	
Inf1					
Inf2					

PER May 2019 M+L: USED NOW FOR STORAGE BUT TO BE USED AS STUDIO to be 3rd bedroom (4-bedroom septic).

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/10/2019

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/10/2019	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/3/2010	MR
QUALITY	-	0.75	AVE-/LOW+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	58,326
NET AREA	240	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	240	1920	191.37	45,928	CONDITION ELEM	CD
\$NLA(RCN)	\$243	OVERALL	0.840	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	320		32.18	10,299		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES(FAR)		1	1.00	ROOF COVER	2	WOOD SHINGLES	1.01										
ROOMS		1	1.00	FLOOR COVER	99	N/A	1.00										
BEDROOMS		1	1.00	INT. FINISH	5	OTHER	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	13	NO HEAT	0.93										
FIXTURES		3	\$2,100	FUEL SOURCE	8	NONE	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1970 / 52
																COND	42 42 %
																FUNC	0
																ECON	0
																DEPR	42 % GD 58
																RCNLD	\$33,800