Key: 3020

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,136

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANDELBAUM DAVID G & KATHY C 71 MERBROOK BEND MERION STATION, PA 19066	50-256-0	1 MARIAN LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANDELBAUM DAVID G & KATH	05/26/2017	U	1,200,000	30514-305
BARRY DAVID A 2002 REV TR	06/05/2013	A		27435-317
BARRY DAVID A & DEBORAH C	04/05/1994	99		9132-086

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

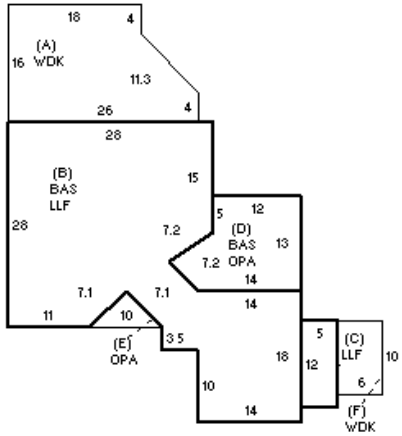
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-156	06/11/2015	90	BP NVC	1,200			100	100
15-055	03/25/2015	90	BP NVC	11,500			100	100
06-SS18	01/01/2007	50	SPLIT SUB				100	100
89-195	12/22/1989	1	SINGLE FAM R	145,000	12/31/1989		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	1,188,330	1.00	1	1.00	V14	3.30			920,960
300	A	0.494	15	1.00	1	1.00	1	1.00	90,750	1.00	1	1.00	V14	3.30			44,830
350	A	0.442	15	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	TWP	1.00			3,050

TOTAL	1.711 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	5/26/17 Acre chng per Bk 30514 Pg 305. FY08 INCR ACRG=ADDED 50-255 .68 AC (UNBUILDABLE LOT PER PLAN).		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	968,800	842,400
BUILDING	557,700	455,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,526,500**	**1,298,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/24/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/24/2019	LG
LIST	6/25/2019	LG
REVIEW	4/6/2021	MR

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	2,220	DETAIL ADJ	1.000
$NLA(RCN)	$359	OVERALL	0.960

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	ATT WOOD DECK	412		62.31	25,673
+	LLF	L	LOWER LEVEL FIN	1,048	1990	254.73	266,962
+	BAS	L	BAS AREA	1,172	1990	393.67	461,379
+	OPA	N	OPEN PORCH	209		90.98	19,015
	F21	O	FPL 2S 1OP	1		19,499.60	19,500
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	796,727
CONDITION ELEM	CD

EFF.YR/AGE	1990 / 32		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$557,700