

Key: 3030

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.145

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
PATRICE STEPHEN JOHN & MORRIS-PATRICE SHARON RUTH 245 OSPREY POINT DR OSPREY, FL 34229-9234		50-266-0	4 RIVER VIEW RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		09/28/2022	QS	2,600,000	35392-275	
		05/08/1996	QS	280,000	10191-029	


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 %
23-224	05/31/2023	3	REPAIR/REMOD	25,000			0 0
23-111	03/20/2023	3	REPAIR/REMOD	95,000			0 0
23-032	01/18/2023	4	REHAB	150,000			0 0
22-281X	07/06/2022	4	REHAB	53,800	11/01/2022	LG	100 100
96-180	11/01/1996	1	SINGLE FAM R	320,000	06/01/1998		100 100

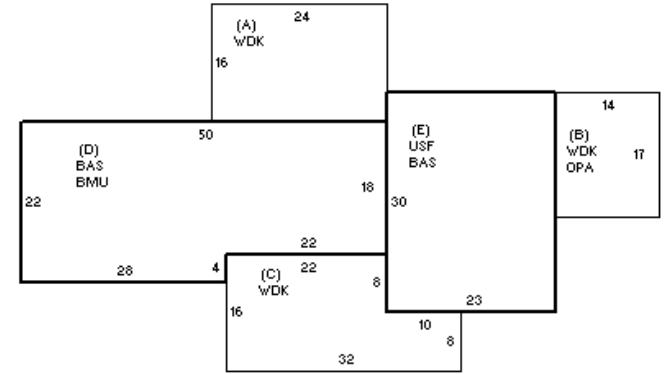
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1,296,360	1.00	1	1.00	RF4	3.60	1,004,680
300	A	1.845	15	1.00	1	99,000	1.00	1	1.00	RF4	3.60	182,660

DETACHED

TOTAL	2.620 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,187,300	1,032,300
Inf1	NO ADJ		BUILDING	881,900	730,300			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>2,069,200</b>	<b>1,762,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/22/2019
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2019	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	6/24/2010	EST	Five-bedroom septic.
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/16/2010	MR	
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

UNIT

YEAR BLT	1996	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,191,793
NET AREA	2,392	DETAIL ADJ	1.000	FOUNDATION			1.00	+	WDK	N	ATT WOOD DECK	1,054		65.39	68,922	CONDITION ELEM	CD
\$NLA(RCN)	\$498	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	B	OPA	N	OPEN PORCH	238		101.84	24,239		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	1,012		100.10	101,300		
STORIES(FAR)	2	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BAS AREA	1,702	1996	425.54	724,271		
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	USF	L	UP-STRY FIN	690	1996	343.34	236,904		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00	F22	O	FPL 2S 2OP	1		30,557.80	30,558			
BATHROOMS	2.5	1.00		HEATING/COOLING	2	HOT WATER	1.02	GEN	O	GENERATOR	1		0.00				
FIXTURES	8	\$5,600		FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS	0	1.00															
																EFF.YR/AGE	1996 / 26
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$881,900