

Key: 3178

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.296

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ATKINSON LINDA & ATKINSON ANTHONY A/K/A ARNOLD 2321 MCKINLEY AVE BENSALEM, PA 19020				53-31-0				44 FISHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ATKINSON LINDA & ATKINSON LINDA & ANTHONY				09/13/2005	99			20253-341			
				08/07/1996	A			10336-258			

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	%
11-127	07/07/2011	9	DECK	5,000	02/15/2012	FC	100	100
99-167	10/01/1999	7	GARAGE	40,000	06/29/2003	TEG	100	100
98-181	10/01/1998	3	REPAIR/REMOD	3,000	01/01/2001		100	100
98-180	10/01/1998	7	GARAGE	58,000	12/31/2001		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.170	15	1.00	1	1,188,330	2.87	1	1.00	V14	3.30	579,810

DETAILED

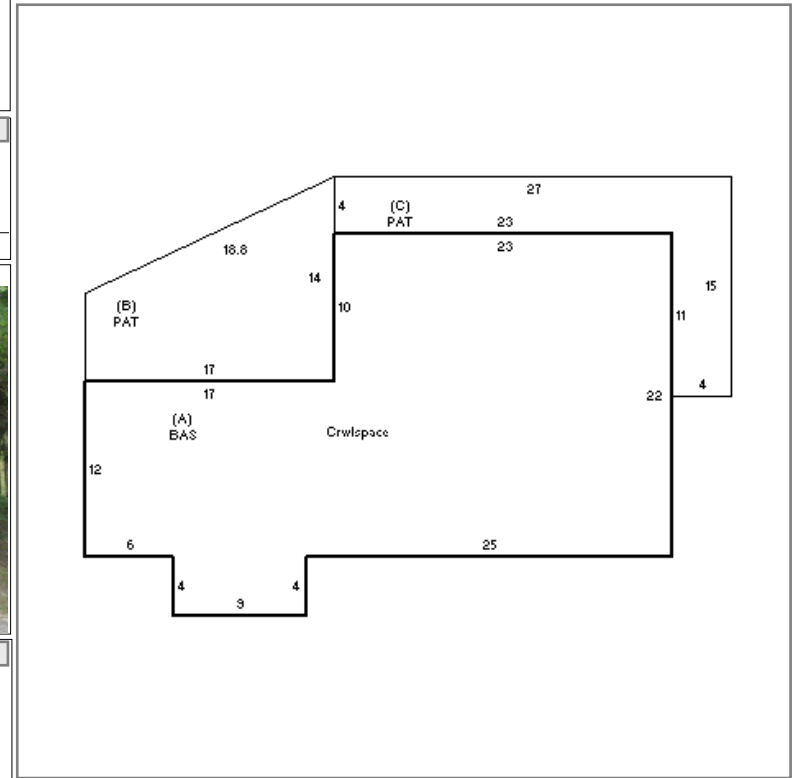
TOTAL	7,405 SF	ZONING	RES	FRNT	0	ASSESSED	579,800	CURRENT	775,200	PREVIOUS	504,100
Nbhd	SOUTH TRURO	N 2ND FL OF GUS=ARTIST STUDIO+ FULL BATH. FY11=				LAND	172,200	DELETED LOC ADJ+ADDED VV PER FIELD REV			
Infl1	NO ADJ	O (PROXIMATE PANORAMIC OBSTRUCTED).				BUILDING	23,200	DETACHED			
Infl2	NO ADJ	E FY12=ADDED WDK ON GUS PER MAP+PLANS				OTHER	0	TOTAL			
		+PHOTO. FY13=CORRECTED GUS SIZE PER 2/12						672,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	A	1.00	A 0.75 23*19	2001	437	63.01	20,700
WDK	A	1.00	A 0.75 6*10 ON GUS	2001	60	11.00	500
WDK	A	1.00	A 0.75 15*16 ON GUS	2017	240	11.00	2,000

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/30/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,021
NET AREA	746	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	746	1955	305.88	228,188	CONDITION ELEM	CD
\$NLA(RCN)	\$330	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00	+	PAT	N	PATIO	322		14.98	4,824		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		10,908.80	10,909		

CAPACITY	UNITS	ADJ	FLOOR COVER <td>99</td> <td>N/A</td> <td>1.00</td>	99	N/A	1.00
STORIES(FAR)	1	1.00	INT. FINISH	2	DRYWALL	1.00
ROOMS	0	1.00	HEATING/COOLING	5	ELECTRIC	0.95
BEDROOMS	3	1.00	FUEL SOURCE	3	ELECTRIC	1.00
BATHROOMS	1	1.00				
FIXTURES	3	\$2,100				
UNITS	0	1.00				



BUILDING

BLDG COMMENTS	FY11=CHGD BATH/FIXT COUNT (2ND BATH IS IN GUS).
PHOTO	06/30/2017

EFF.YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$172,200