

Key: 3201

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.318

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
11 BENSON ROAD LLC ACCTG: LAURA GERBERICK KEYS & SIMPKINSON 8280 MONTGOMERY RD, SUITE 102 CINCINNATI, OH 45236										53-57-0				11 BENSON RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
11 BENSON ROAD LLC										05/24/2019	F	749,900	32042-241				
RESIDENCE TRUST AGREEMENT										11/13/2017	F	1 30893-117					
FOX JOAN F										08/13/2009	99	23962-178					

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 %
94-120	09/16/1994	4	REHAB	58,000	06/26/1995		100 100
94-030	04/08/1994	4	REHAB	7,500	06/26/1995		100 100
91-065	06/21/1991	10	ALL OTHERS	8,000	07/27/1992		100 100

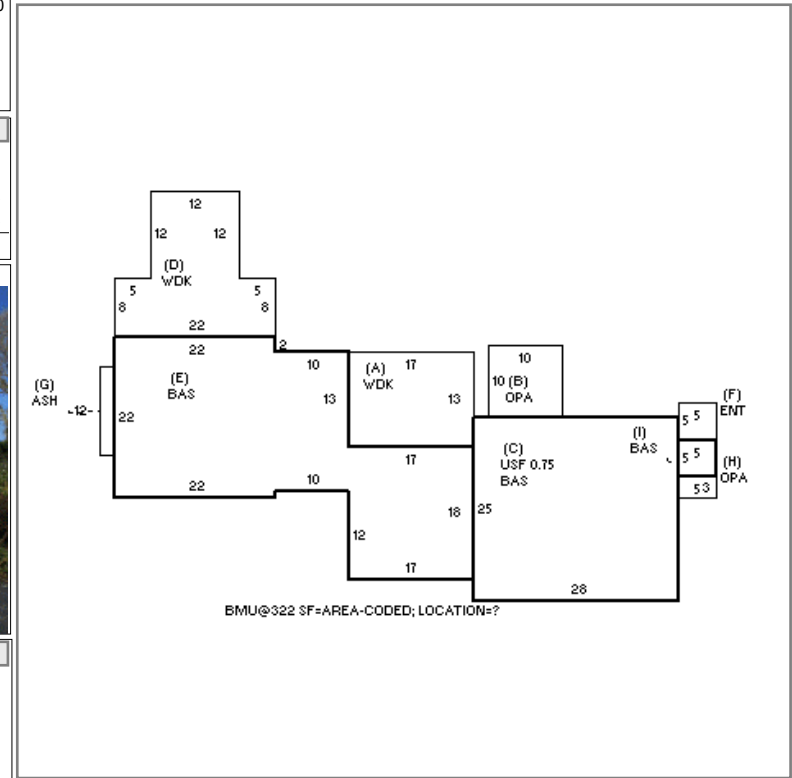
LAND

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 1.00	1 1.00	990,275	1.00	1 1.00	V10	2.75		767,460
300	A	0.575	15 1.00	1 1.00	1 1.00	75,625	1.00	1 1.00	V10	2.75		43,480

DETAILED

TOTAL	1.350 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		NOTE				LAND	810,900	641,000
Inf1	NO ADJ			BUILDING	462,100	398,800	DETACHED	0	0
Inf2	NO ADJ			OTHER	0	0	TOTAL	1,273,000	1,039,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/15/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1931	SIZE ADJ	1.000
NET AREA	2,230	DETAIL ADJ	1.000
\$NLA(RCN)	\$357	OVERALL	1.120

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	99	N/A	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	796,720
+	WDK	N	ATT WOOD DECK	541		50.48	27,312	CONDITION ELEM	CD
+	OPA	N	OPEN PORCH	115		87.36	10,046		
+	BAS	L	BAS AREA	1,705	1931	328.53	560,149		
C	USF	L	UP-STRY FIN	525	1931	267.78	140,582		
F	ENT	N	ENCL ENTRY	25		279.64	6,991		
G	ASH	N	ATT SHED	24		46.95	1,127		
	BMU	N	BSMT UNFINISHED	322		91.49	29,461		
	F21	O	FPL 2S 1OP	1		16,851.50	16,852		
	ODS	O	OUT DOOR SHOWER			0.00			

EFF.YR/AGE	1970 / 52	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD	\$462,100	