

Key: 3247

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3366

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSIANOFF SYLVIA 128 ROCHELLE AVE PHILADELPHIA, PA 19128				54-11-0				47 OLD COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSIANOFF SYLVIA				09/10/2004	99		(174343)				
RUSSIANOFF PENELOPE QPR T				04/22/1999	F		(152799+)				

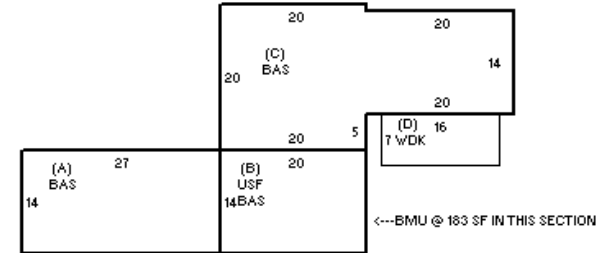
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-055	04/29/2005	90	BP NVC	22,500	05/25/2007	JH	100	100
04-058	04/29/2004	90	BP NVC	2,400	05/25/2007	JH	100	100
98-083	05/01/1998	9	DECK	600	05/01/1999		100	100

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	767,460
300	A	2.255	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	170,530
400	F	300	15	1.00	1	1.00	1	1.00	715	1.00	1	1.00	214,500

TOTAL	3.030 Acres	ZONING	RES	FRNT	484	ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO	N	FY08=CHGD SHF@100 SF TO ST1 PER 5/07 BP				LAND	1,152,500	913,900
Inf1	NO ADJ	O	INSPEC (=1 RM+WDK BUT NO KITCH). FY11 VW INCR				BUILDING	373,300	321,600
Inf2	NO ADJ	T	PER FIELD REV=DISTANT EXPANSIVE				DETACHED	8,000	7,500
		E	UNOBSTRUCTED OF BAY+POND.				OTHER	0	0
						TOTAL	1,533,800	1,243,000	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00 A-	0.70 10*10		100	95.40	6,700
SHF	A	1.00 A-	0.70		48	17.17	600
WDK	A	1.00 A-	0.70 4*10 ATT TO		40	11.00	300
PTD	A	1.00 A	0.75 8*18+6*10		204	2.30	400



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/26/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	2	SOFTWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

BUILDING

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	1,618	DETAIL ADJ	1.000
\$NLA(RCN)	\$350	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,579
+	BAS	L	BAS AREA	1,338	1955	343.61	459,749	CONDITION ELEM	CD
B	USF	L	UP-STRY FIN	280	1955	274.51	76,863		
D	WDK	N	ATT WOOD DECK	112		68.66	7,690		
	BMU	N	BSMT UNFINISHED	183		93.32	17,078		

EFF.YR/AGE	1977 / 45
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$373,300