Key: 3280

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,401

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LILLAH MCCARTHY LIVING TRUST TRS: MCCARTHY LILLAH 219 CALIFORNIA AVE, UNIT 301 SANTA MONICA, CA 90403	54-46-0	11 STEPHENS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LILLAH MCCARTHY LIVING TR	08/25/2015	F		29096-53
MCCARTHY LILLAH	05/31/2012	F		26376-113
MCCARTHY LILLAH	12/06/2010	QS	715,000	25061-319

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	%
10-038	03/09/2010	1	SINGLE FAM R	225,000	05/12/2011	MR	100	100

LAND

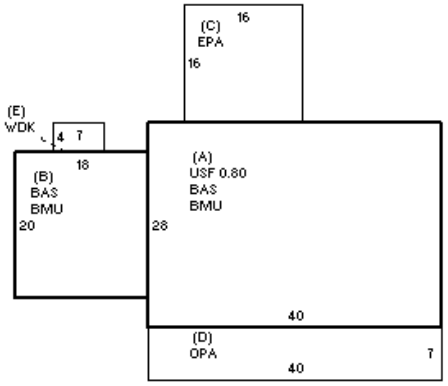
CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	576,160	1.00	1	1.00	R08	1.60			446,520
300	A	0.465	15	1.00	1	1.00	1	1.00	44,000	1.00	1	1.00	R08	1.60			20,460

TOTAL	1.240 Acres	ZONING	RES	FRNT	0

Nbhd	SOUTH TRURO
Infl1	NO ADJ
Infl2	NO ADJ

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	467,000	406,000
BUILDING	917,800	753,600
DETACHED	300	300
OTHER	0	0
TOTAL	**1,385,100**	**1,159,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	G	0.90	IRREG 10*16	2010	160	2.30	300

PHOTO 03/11/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/11/2020	LG
LIST	5/12/2011	EST
REVIEW	5/31/2011	MR

YEAR BLT	2010	SIZE ADJ	0.995
NET AREA	2,376	DETAIL ADJ	1.030
$NLA(RCN)	$439	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.8	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,480		82.42	121,984
+	BAS	L	BAS AREA	1,480	2010	381.65	564,840
A	USF	L	UP-STRY FIN	896	2010	300.21	268,989
C	EPA	N	ENCL PORCH	256		159.97	40,954
D	OPA	N	OPEN PORCH	280		89.97	25,190
E	WDK	N	ATT WOOD DECK	28		111.68	3,127
	GFP	O	GAS FIREPLACE	1		11,569.90	11,570
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,042,954

CONDITION ELEM	CD

EFF.YR/AGE	2010 / 12		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD	$917,800		