

Key: 3298

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.418

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|--|--|------------|----------------|-------------------|--------------|
| KNAPP CHARLOTTE R C/O CHARLOTTE R KNAPP REV LIV 13217 CORALBERRY DR FAIRFAX, VA 22033 | | 54-65-0 | 7 MILL POND RD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| CHARLOTTE R KNAPP REV LIV | | 02/13/2023 | F | 1 (232250) | |
| KNAPP CHARLOTTE R | | 03/21/2017 | QS | 716,549 (163405+) | |
| MILLPONDE LLC | | 11/14/2001 | 99 | (163405+) | |

| 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 | % |
| 01-086 | 05/23/2001 | 7 | GARAGE | 36,000 | 04/28/2004 | BT | 100 | 100 |
| 91-077 | 07/27/1991 | 7 | GARAGE | 12,000 | 06/09/1993 | | 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 | V7 | 2.75 | | 767,460 |
| 300 | A | 0.535 15 1.00 | | 1 1.00 | 1 1.00 | 75,625 | 1.00 | 1 1.00 | V7 | 2.75 | | 40,460 |

TOTAL

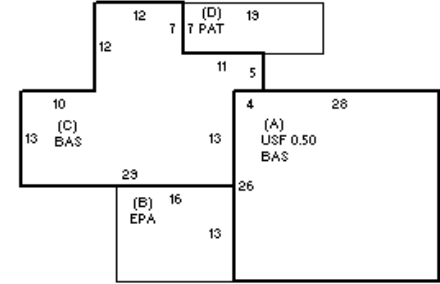
| | | | | | | | | |
|-------|-------------|--|-----|------|---|----------|-----------|----------|
| TOTAL | 1.310 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | SOUTH TRURO | N GUS=1-CAR BSMT GAR W/ 1STY LIV AREA ABOVE. O HAS EASMNT OVER 54-119 (LOT 3 LCP 28240C) PER T DOC 1066923 (6/07). VW= PEEKS OF BAY FROM 1ST E FLR PER FY11 FIELD REV (NO ACCESS TO 2ND FLR). | | | | LAND | 807,900 | 510,900 |
| Inf1 | NO ADJ | | | | | BUILDING | 318,000 | 274,500 |
| Inf2 | NO ADJ | | | | | DETACHED | 41,900 | 39,800 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,167,800 | 825,200 |

DETAILED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|------------|------|-------|-----------|--------|
| GUS | G | 1.18 G | 0.90 20*30 | 2001 | 600 | 74.36 | 40,200 |
| SHF | G | 1.18 A | 0.75 10*12 | | 120 | 18.89 | 1,700 |



HEAT=ELEC BB+FPL IS INOP



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2017 | LG |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2017 | LG |
| STYLE | 15 | 1.10 | ANTIQUE [100%] | REVIEW | 12/16/2010 | MR |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
GUS has full bath, small kitchenette in studio space above, used for storage. Ground floor is unfinished bsmnt/gar.

INDING

| YEAR BLT | 1820 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 548,240 |
|----------------------|-------|------------|-----------------|------------|-----------------|---------------|-------|------|-----|-----|-------------|------------|------|-----------|---------|----------------|---------|
| NET AREA | 1,668 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | + | BAS | L | BAS AREA | 1,304 | 1820 | 322.13 | 420,062 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$329 | OVERALL | 1.050 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | USF | L | UP-STRY FIN | 364 | 1820 | 257.35 | 93,676 | | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCL PORCH | 208 | 133.69 | 27,809 | | |
| STORIES(FAR) | 1.5 | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | 1.00 | D | PAT | N | PATIO | 133 | | 18.75 | 2,493 | | |
| ROOMS | 0 | 1.00 | FLOOR COVER | 99 | N/A | 1.00 | 1.00 | | | | | | | | | | |
| BEDROOMS | 4 | 1.00 | INT. FINISH | 1 | PLASTER | 1.00 | 1.00 | | | | | | | | | | |
| BATHROOMS | 1.5 | 1.00 | HEATING/COOLING | 5 | ELECTRIC | 0.95 | 0.95 | | | | | | | | | | |
| FIXTURES | 6 | \$4,200 | FUEL SOURCE | 3 | ELECTRIC | 1.00 | 1.00 | | | | | | | | | | |
| UNITS | 0 | 1.00 | | | | | | | | | | | | | | | |
| EFF.YR/AGE 1970 / 52 | | | | | | | | | | | | | | | | | |
| COND 42 42 % | | | | | | | | | | | | | | | | | |
| FUNC 0 | | | | | | | | | | | | | | | | | |
| ECON 0 | | | | | | | | | | | | | | | | | |
| DEPR 42 % GD 58 | | | | | | | | | | | | | | | | | |
| RCNLD \$318,000 | | | | | | | | | | | | | | | | | |