

Key: 3335

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.458

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LAND

| CURRENT OWNER   |   | PARCEL ID     |      | LOCATION         |              |          |      |        |     |      |            |           |
|---|---|---------------|------|------------------|--------------|----------|------|--------|-----|------|------------|-----------|
| AIN ROSS D & JUDITH S<br>3512 NEWARK ST NW<br>WASHINGTON, DC 20016-3168 |   | 54-106-0      |      | 55 OLD COUNTY RD |              |          |      |        |     |      |            |           |
| TRANSFER HISTORY  |   | DOS           | T    | SALE PRICE       | BK-PG (Cert) |          |      |        |     |      |            |           |
| AIN ROSS D & JUDITH S   |   | 08/08/2003    | QS   | 525,000          | (170137)     |          |      |        |     |      |            |           |
| KRYSZKIEWICZ BERN D & JAMI  |   | 11/17/2000    | QS   | 377,500          | (159786)     |          |      |        |     |      |            |           |
| HERRON RAND ELLIOTT & MAR   |   | 03/06/1996    | H    |                  | (139958)     |          |      |        |     |      |            |           |
| 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       | 990,275  | 1.00 | 1 1.00 | V8  | 2.75 |            | 767,460   |
| 300   | A | 0.725 15 1.00 |      | 1 1.00           | 1 1.00       | 75,625   | 1.00 | 1 1.00 | V8  | 2.75 |            | 54,830    |

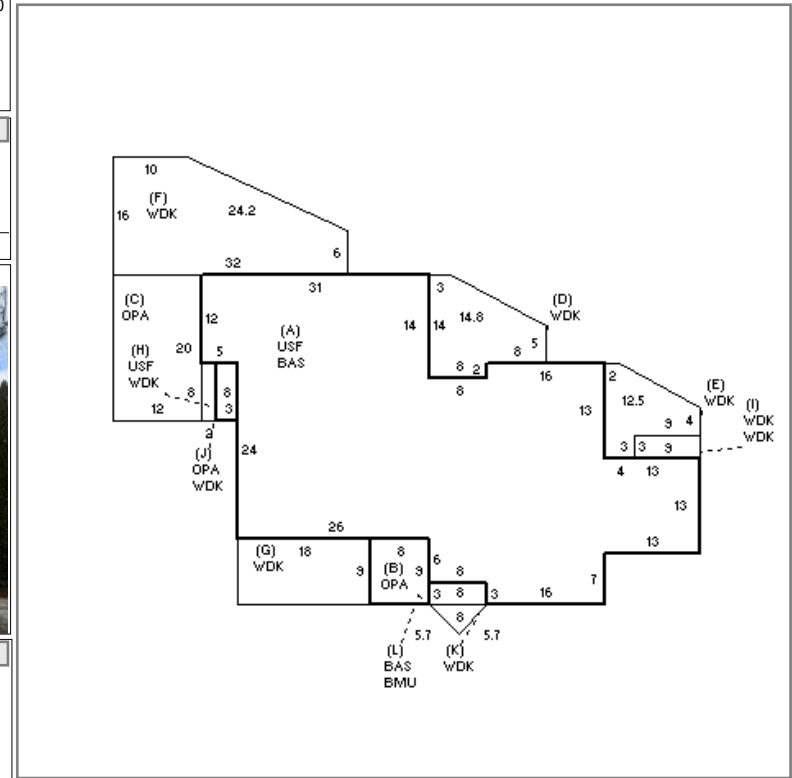
| CLASS   | CLASS%     | DESCRIPTION   |              | BN ID   | BN         | CARD   |         |
|---------|------------|---------------|--------------|---------|------------|--------|---------|
| 1010    | 100        | SINGLE FAMILY |              |         | 1          | 1 of 1 |         |
| PMT NO  | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY     | 1st %   |
| 21-365X | 10/13/2021 | 90            | BP NVC       | 7,000   | 06/14/2022 | LG     | 100 100 |
| 04-232  | 12/21/2004 | 1             | SINGLE FAM R | 575,000 | 05/25/2007 | JH     | 100 100 |

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| TOTAL | 1.500 Acres | ZONING           | RES  | FRNT             | 0                | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|------------------|--|------------------|------------------|----------|---------|----------|
| Nbhd  | SOUTH TRURO | N<br>O<br>T<br>E | DISTANT WATER VIEW FROM UPPER FLOOR ONLY.<br>PARTIALLY BLOCKED BY TREES. |                  |                  | LAND     | 822,300 | 520,000  |
| Infl1 | NO ADJ      |                  | LAND   | 1,339,300        | 1,108,200        |          |         |          |
| Infl2 | NO ADJ      |                  | DETACHED   | 58,900           | 56,000           |          |         |          |
|       |             |                  | OTHER  | 0                | 0                |          |         |          |
|       |             |                  | <b>TOTAL</b>   | <b>2,220,500</b> | <b>1,684,200</b> |          |         |          |

DETACHED

| TY  | QUAL | COND   | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|--------|-----------------|------|-------|-----------|--------|
| GUS | V    | 1.50 E | 1.00 24*26      | 2005 | 624   | 92.59     | 57,800 |
| WDK | V    | 1.50 E | 1.00 @ GAR 5*13 | 2006 | 65    | 16.50     | 1,100  |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 3/3/2022   | LG |
|----------|----|------|---------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 6/14/2022  | LG |
| STYLE    | 8  | 1.10 | CONTEMPORARY [100%] | REVIEW  | 12/10/2010 | MR |
| QUALITY  | G  | 1.35 | GOOD [100%]         |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |    |

BLDG COMMENTS  
CHIMNEY IS ON 2ND FLR ONLY. HEAT=FHW ON 1ST FLR+ RADIANT ON 2ND. GUS=2-CAR GARAGE WITH POTTERY STUDIO ABOVE (14X16 W/ TOILET ROOM+UTILITY SINK BUT NO HEAT).

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| YEAR BLT     | 2005  | SIZE ADJ   | 0.975 | ELEMENT         | CD | DESCRIPTION     | ADJ  | S   | BAT | T               | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 1,613,661   |           |
|--------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|-------------|-----------|
| NET AREA     | 3,930 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | BSMT WALL       | 1.00 | +   | BAS | L               | BAS AREA        | 1,989 | 2005      | 430.24    | 855,741 | CONDITION ELEM | CD          |           |
| \$NLA(RCN)   | \$411 | OVERALL    | 1.120 | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | +   | USF | L               | UP-STRY FIN     | 1,941 | 2005      | 323.98    | 628,841 |                |             |           |
| CAPACITY     |       |            |       | ROOF SHAPE      | 1  | GABLE           | 1.00 | +   | OPA | N               | OPEN PORCH      | 280   |           | 103.49    | 28,977  |                |             |           |
| STORIES(FAR) | 2     | 1.00       |       | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | +   | WDK | N               | ATT WOOD DECK   | 946   |           | 66.45     | 62,861  |                |             |           |
| ROOMS        | 8     | 1.00       |       | FLOOR COVER     | 3  | W/W CARPET      | 1.00 | L   | BMU | N               | BSMT UNFINISHED | 72    |           | 120.43    | 8,671   |                |             |           |
| BEDROOMS     | 5     | 1.00       |       | INT. FINISH     | 2  | DRYWALL         | 1.00 | F11 | O   | FPL 1S 1OP      | 1               |       | 15,970.00 | 15,970    |         |                |             |           |
| BATHROOMS    | 4.5   | 1.00       |       | HEATING/COOLING | 2  | HOT WATER       | 1.02 | GEN | O   | GENERATOR       | 1               |       | 0.00      |           |         |                |             |           |
| FIXTURES     | 18    | \$12,600   |       | FUEL SOURCE     | 2  | GAS             | 1.00 | ODS | O   | OUT DOOR SHOWER | 1               |       | 0.00      |           |         |                |             |           |
| UNITS        | 0     | 1.00       |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         |                | EFF.YR/AGE  | 2005 / 17 |
|              |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         | COND           | 17 17 %     |           |
|              |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         | FUNC           | 0           |           |
|              |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         | ECON           | 0           |           |
|              |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         | DEPR           | 17 % GD 83  |           |
|              |       |            |       |                 |    |                 |      |     |     |                 |                 |       |           |           |         | RCNLD          | \$1,339,300 |           |