

Key: 3443

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.575

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHLOMCHIK MARK & HEBERTON-SHLOMCHIK LAURA 1067 DEVON RD PITTSBURGH, PA 15213				58-56-0				4 ROLLING HILLS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHLOMCHIK MARK & SNARK REALTY TRUST				11/08/2019	O	1,475,000	32456-72				
SNARK REALTY TRUST ET AL				01/09/2003	99		16210-32+				
SNARK REALTY TRUST ET AL				01/09/2003	99		16210-28+				

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	%
22-437	11/09/2022	40	STUDIO	170,000				0 0
22-434	11/01/2022	7	GARAGE	100,000	01/05/2023	LG	10	10
22-106	03/07/2022	4	REHAB	110,000	05/17/2022	LG	100	100
21-161X	05/10/2021	9	DECK	4,800	01/13/2022	LG	100	100
21-027X	01/19/2021	4	REHAB	11,000	01/13/2022	LG	100	100

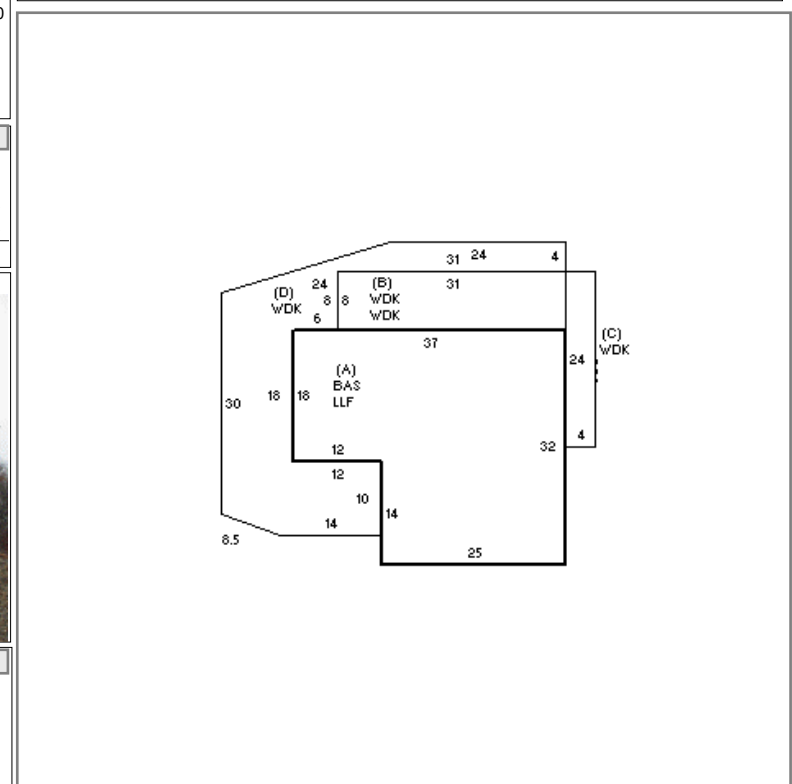
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	15	1.00	E25	0.75	1	1.00	1,890,525	1.00	1	1.00	WF2	7.00		1,465,160
300	A	1.595	15	1.00	1	1.00	1	1.00	192,500	1.00	1	1.00	WF2	7.00		307,040

TOTAL	2.370 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO				NOTE				LAND	1,772,200	1,540,800
Inf1	EROSION								BUILDING	573,000	459,500
Inf2	NO ADJ								DETACHED	1,000	0
									OTHER	0	0
								TOTAL	2,346,200	2,000,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00	2014	1	0.00	
FTG	A	1.00	A 0.75 GARAGE 14*24		1	1,365.20	1,000



BLDG COMMENTS
Post-renovation interior data estimated pending Assessor access. HVAC? Two mini-splits for A/C.



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/2/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,032	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,016	1978	232.82	236,544
\$NLA(RCN)	\$332	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,016	1978	359.80	365,556
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	1,216		53.39	64,924
				ROOF COVER	1	ASPHALT SHINGLE	1.00		GFP	O	GAS FIREPLACE			0.00	
				FLOOR COVER	3	W/W CARPET	1.00		MST	O	MASONRY STACK	1		3,564.20	3,564
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00	
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	674,087	
CONDITION ELEM	CD	
EFF.YR/AGE	2007 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$573,000	