

Key: 3466

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.601


LEGAL

CURRENT OWNER										PARCEL ID				LOCATION					
FRANK THEODORE A & CYNTHIA F 2626 SELWYN AVENUE CHARLOTTE, NC 28209										59-10-0				12 COOPER RD					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
FRANK THEODORE A & CYNTHI										11/04/2016	QS	790,000	30063-230						
PYNE DAVID										06/27/2003	QS	799,000	17162-70						
MURPHY DAVID W										12/10/1998	99	370,000	11902-252						
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	990,275	1.00	1	1.00	V9	2.75	767,460							
300	A	1.085	15	1.00	1	75,625	1.00	1	1.00	V9	2.75	82,050							

LAND

TOTAL	1.860 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY05 CHNGD VIEW PER 2003 SALE INSP. FY10 CHNG	LAND		849,500	537,200	
Infl1	NO ADJ	O	VIEW PER REVIEW (LIKE 54-47 & 59-102). FY11 VW	BUILDING		574,200	494,600	
Infl2	NO ADJ	T	DECR PER FIELD REV= DISTANT PARTIAL	DETACHED		0	0	
		E	OBSTRUCTED.	OTHER		0	0	
				TOTAL		1,423,700	1,031,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/05/2023
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/24/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/24/2017	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1964	SIZE ADJ	0.985
NET AREA	2,880	DETAIL ADJ	1.000
\$NLA(RCN)	\$302	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES(FAR)		1	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$6,300
UNITS		0	1.00

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	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	1,296	1964	197.46	255,907
+	BAS	L	BAS AREA	1,584	1964	302.13	478,579
+	WDK	N	ATT WOOD DECK	920		45.73	42,072
C	AGR	N	ATTACHED GARAGE	484		95.86	46,395
E	BMU	N	BSMT UNFINISHED	288		82.88	23,869
	KIT	O	XTRA KITCHEN	1		16,819.20	16,819

TOTAL RCN	869,942
CONDITION ELEM	CD
EFF.YR/AGE	1977 / 45
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$574,200

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	%
22-440X	11/08/2022	4	REHAB	7,110				0 0
18-238	07/26/2018	90	BP NVC	14,500	12/12/2018	LG	100	100
03-127	07/29/2003	9	DECK	10,000	04/22/2004	BT	100	100
		20	NO PERMIT		07/03/2003		100	100
93-55	05/19/1993	9	DECK	3,600	06/17/1993		100	100

