

Key: 3467

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.602

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
6 COOPER ROAD TRUST TOUPIN ELIZABETH A TRUSTEE C/O TOUPIN JOHN A 1612 LEXINGTON AVE SAN MATEO, CA 94402-3836				59-11-0				6 COOPER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
6 COOPER ROAD TRUST				02/09/1998	QS	218,000	11214-349				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-413	10/25/2022	3	REPAIR/REMOD	26,000	03/09/2023	LG	100	100
18-043	02/08/2018	3	REPAIR/REMOD	35,000	08/22/2018	LG	100	100
09-140	08/17/2009	3	REPAIR/REMOD	20,000	06/01/2010	JH	100	100
00-015	03/01/2000	10	ALL OTHERS	100,000	01/01/2001		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	V7	2.75		767,460
300	A	0.415	15	1.00	1	1.00	1	1.00	V7	2.75		31,380

DETACHED

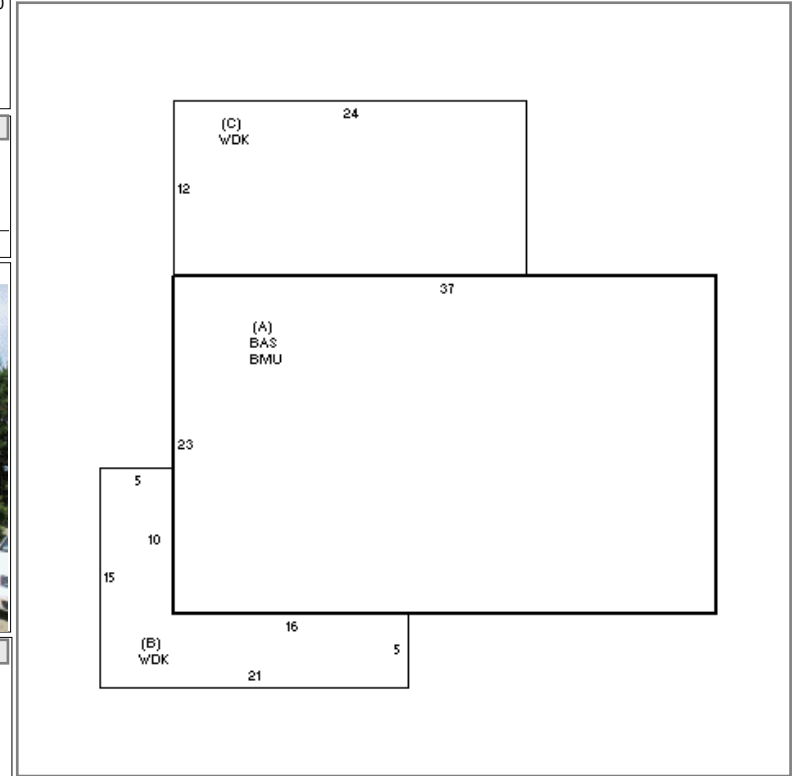
TOTAL	1.190 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11=CHGD ST3 TO BLDG#2 PER 6/10 BP INSPEC.				LAND	798,800	505,200
Inf1	NO ADJ		LAND	257,200	218,200			
Inf2	NO ADJ		OTHER	0	0			
						TOTAL	1,318,900	932,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/15/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2018	LG
MODEL	1		RESIDENTIAL	LIST	8/22/2018	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%]			

YEAR BLT	1962	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,474
NET AREA	851	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BSMT UNFINISHED	851		77.22	65,713		
\$NLA(RCN)	\$432	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	851	1962	325.32	276,849		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	443		51.49	22,811		
				ROOF COVER	1	ASPALT SHINGLE	1.00										
				FLOOR COVER	1	HARDWOOD	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	3	RADIANT	1.02										
				FUEL SOURCE	3	ELECTRIC	1.00										

CAPACITY	UNITS	ADJ	STORIES(FAR)	1	1.00	ROOMS	0	1.00	BEDROOMS	2	1.00	BATHROOMS	1	1.00	FIXTURES	3	\$2,100	UNITS	0	1.00
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BUILDING

COND	0	30	30	EFF.YR/AGE	1990 / 32	ECON	0	DEPR	30	% GD	70	RCNLD	\$257,200
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Key: 3467

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.603

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
6 COOPER ROAD TRUST TOUPIN ELIZABETH A TRUSTEE C/O TOUPIN JOHN A 1612 LEXINGTON AVE SAN MATEO, CA 94402-3836		59-11-0	6 COOPER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %


LAND

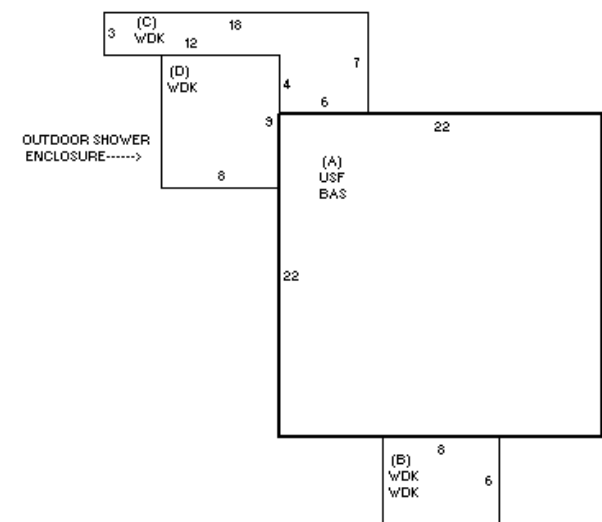
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	262,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/15/2023





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2018	LG
MODEL	1		RESIDENTIAL	LIST	3/9/2023	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
Heat source: Freestanding LP gas stove on each floor.  
KITCHENETTE (NO STOVE), TWO SINKS.

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YEAR BLT	2000	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	324,510		
NET AREA	968	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	484	2000	330.11	159,772	CONDITION ELEM CD			
\$NLA(RCN)	\$335	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	484	2000	259.83	125,755				
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	246		58.78	14,460				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		GFP	O	GAS FIREPLACE	2		9,811.20	19,622				
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	12	OTHER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2003 / 19
																		COND	19 19 %
																		FUNC	0
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$262,900