

Key: 3479

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.616

LEGAL

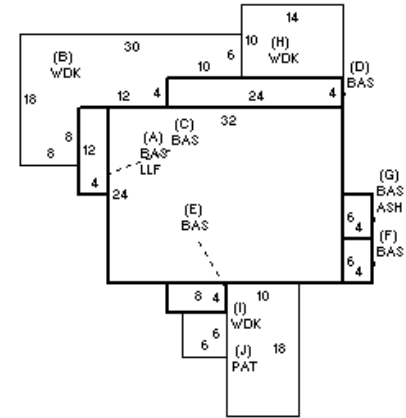
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
BENEDICT RUTH B TRUST TRS: BENEDICT RUTH B & PHILIP C/O BENEDICT PHILIP 920 SPRUCE ST APT 3 PHILADELPHIA, PA 19107		59-24-0		2 MANOMET WAY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
BENEDICT RUTH B TRUST		12/28/1978	99		(76795)							
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	V9	2.75		767,460
300	A	0.325	15	1.00	1	1.00	1	1.00	V9	2.75		24,580

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 %
CYC 17-117	05/25/2023	30	CHECK DATA		03/17/2023	LG	100 100
06-234	04/19/2017	4	REHAB	32,000	01/23/2018	LG	100 100
	10/10/2006	90	BP NVC	50,000	06/05/2008	JH	100 100

TOTAL	1.100 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	792,000	500,900			
Inf1	NO ADJ		BUILDING	459,600	369,100			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,251,600</b>	<b>870,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

LLF=FAM RM+3 BR'S+FULL BATH. Minisplit

BUILDING	CD	ADJ	DESC	MEASURE	3/17/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/28/2014	FC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1979	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	656.603
NET AREA	1,760	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	768	1979	268.09	205,895	CONDITION ELEM	CD
\$NLA(RCN)	\$373	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	500		63.10	31,552		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	992	1979	398.68	395,489		
STORIES(FAR)		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	G	ASH	N	ATT SHED	24		55.02	1,320		
ROOMS		7	1.00	FLOOR COVER	1	HARDWOOD	1.00	J	PAT	N	PATIO	180		21.82	3,928		
BEDROOMS		4	1.00	INT. FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 10P	1		14,218.30	14,218		
BATHROOMS		2	1.00	HEATING/COOLING	15	FHW/DCTLS AC	1.03	ODS	O	O	OUT DOOR SHOWER	1		0.00			
FIXTURES		6	\$4,200	FUEL SOURCE	1	OIL	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1988 / 34
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$459,600