

Key: 3509

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.648

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCCONNELL JANE A & THOMAS M 787 BEACOM LN MERION STATION, PA 19066		59-57-0		7 KATHARINE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCONNELL JANE A & THOMAS		08/16/2016	F		10 (210408)
MCCONNELL JANE A		12/03/2003	99		(171454)
MARSHALL JOHN C & JOAN A		12/10/1991	99		(125099)

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	%
04-226	12/20/2004	1	SINGLE FAM R	350,000	06/04/2007	JH	100	100

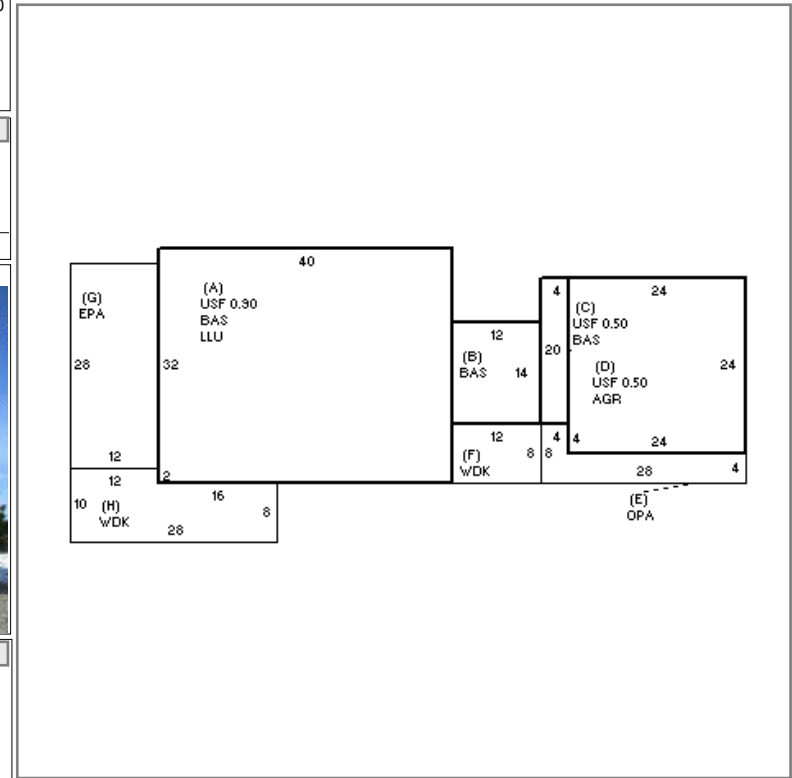
LAND

CD	T	AC/SF/UN	Nbhd		Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.730	15	1.00	1	1.00	1.00	990,275	1.04	1	1.00	V7	2.75	753,410
350	A	1.500	15	1.00	1	1.00	1.00	6,900	0.82	1	1.00	TWP	1.00	8,470

TOTAL	2.230 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	LAND	761,900	483,800	BUILDING	1,362,000	1,126,000
Inf1	NO ADJ		DETACHED	0	0	OTHER	0	0
Inf2	NO ADJ		TOTAL	2,123,900	1,609,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/16/2022	LG
MODEL	1		RESIDENTIAL	LIST	9/27/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/5/2013	BE
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Interior data estimated pending Assessor access.

G

YEAR BLT	2005	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,640,961	
NET AREA	3,008	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,280		217.58	278,505	CONDITION ELEM	CD	
\$NLA(RCN)	\$546	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,480	2005	335.77	496,936			
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,528	2005	445.21	680,277			
STORIES(FAR)		1.9	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	AGR	N	ATTACHED GARAGE	576		135.11	77,825			
ROOMS		7	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	128		116.61	14,926			
BEDROOMS		4	1.00	INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	344		76.37	26,272			
BATHROOMS		3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	G	EPA	N	ENCL PORCH	336		176.25	59,221			
FIXTURES		10	\$7,000	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	\$1,362,000	