

Key: 3644

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.804

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARSHALL SCOTT A & JUANITA 2683 CREEK DR PARK CITY, UT 84060				64-4-0				69 RYDER BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARSHALL SCOTT A & JUANITA				11/29/2021	F	1	34700-273				
ALEX. G MARSHALL LIFE EST				11/02/2018	A	1	31643-96				
MARSHALL ALEXANDER G JR'9				10/04/1999	F		12583-226				

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	%
02-246	12/03/2002	90	BP NVC	5,200	04/17/2003	BT	100	100
00-045	03/01/2000	2	ADDITION	18,000	04/11/2002	BT	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	16	1.00	1	1.00	RW6	0.95	1,026,285	1.00	1	1.00	SV1	3.00	795,370
300	A	0.875	16	1.00	1	1.00	1	1.00	82,500	1.00	1	1.00	SV1	3.00	72,190
350	A	1.650	16	1.00	1	1.00	1	1.00	6,900	0.78	1	1.00	TWP	1.00	8,870

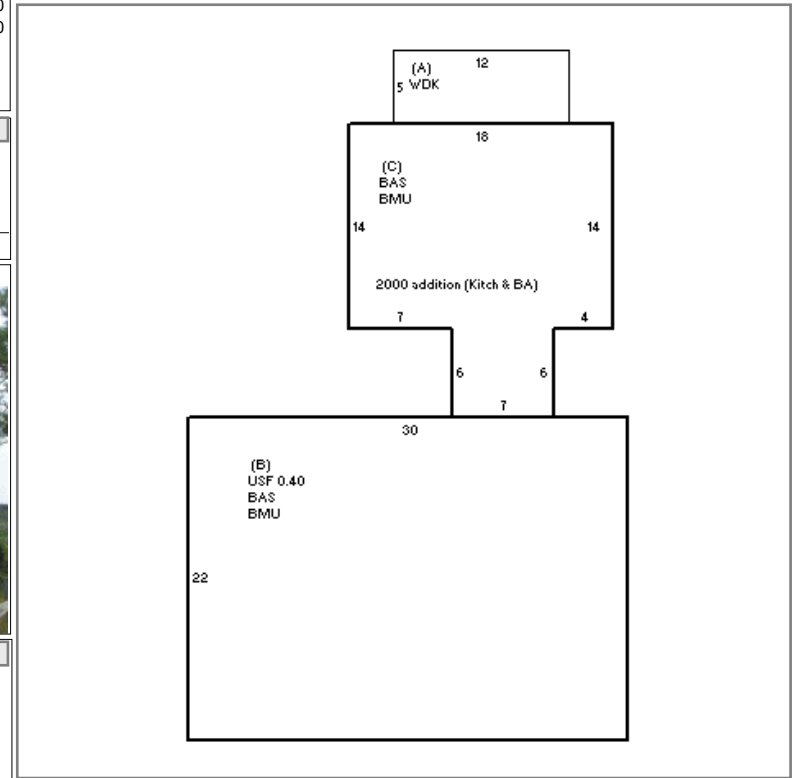
TOTAL	3.300 Acres			ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE			N O T E	MARSH VIEW. ROW= PROPRIETORS ROAD THRU PCL TO 64-20.			LAND	876,400	762,000
Inf1	NO ADJ				BUILDING	295,100	254,800			
Inf2	RIGHT OF WAY				DETACHED	1,400	1,300			
					OTHER	0	0	TOTAL	1,172,900	1,018,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12		96	16.47	1,200
SHF	A	1.00	A 0.75 4*4		16	17.17	200



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2023	LG
MODEL	1		RESIDENTIAL	LIST	9/19/2014	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	LVM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
HEAT ON FIRST FLR ONLY.		



YEAR BLT	1817	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,218	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	WDK	N	ATT WOOD DECK	60		89.39	5,363
\$NLA(RCN)	\$418	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	954		82.48	78,688
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	660	1817	347.50	229,348
STORIES(FAR)	1.4	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	264	1817	274.89	72,572	
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	BAS	L	BAS AREA	294	2000	347.50	102,164	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		17,212.60	17,213	
BATHROOMS	1.5	1.00	HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		0.00		
FIXTURES	5	\$3,500	FUEL SOURCE	1	OIL	1.00									
UNITS	1	1.00													

TOTAL RCN	508,847	
CONDITION ELEM	CD	
EFF.YR/AGE	1970 / 52	
COND	42 42 %	
FUNC	0	
ECON	0	
DEPR	42 % GD	58
RCNLD	\$295,100	