

Key: 5906

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.011

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CURCIO WILLIAM & FRANCINE 41 GABRIEL DR MONTVILLE, NJ 07045		40-156-0		4 FAIR WINDS PASSAGE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CURCIO WILLIAM & FRANCINE		01/12/2007	P	322,500	21691-231
ATLANTIC HIGHLANDS LLC		04/30/2004	G	1,300,558	18533-79+
KING ATKINS H JR EST OF E		04/30/2004	99	6076-20+	

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 %
17-237X 07-300	09/01/2017 12/28/2007 04/30/2004	90 1 50	BP NVC SINGLE FAM R SPLIT SUB	5,000 420,000	07/25/2018 05/01/2009	JN JH	100 100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	576,160	1.00	1	1.00	R08	1.60	446,520
300	A	0.155	12	1.00	1	44,000	1.00	1	1.00	R08	1.60	6,820

DETACHED


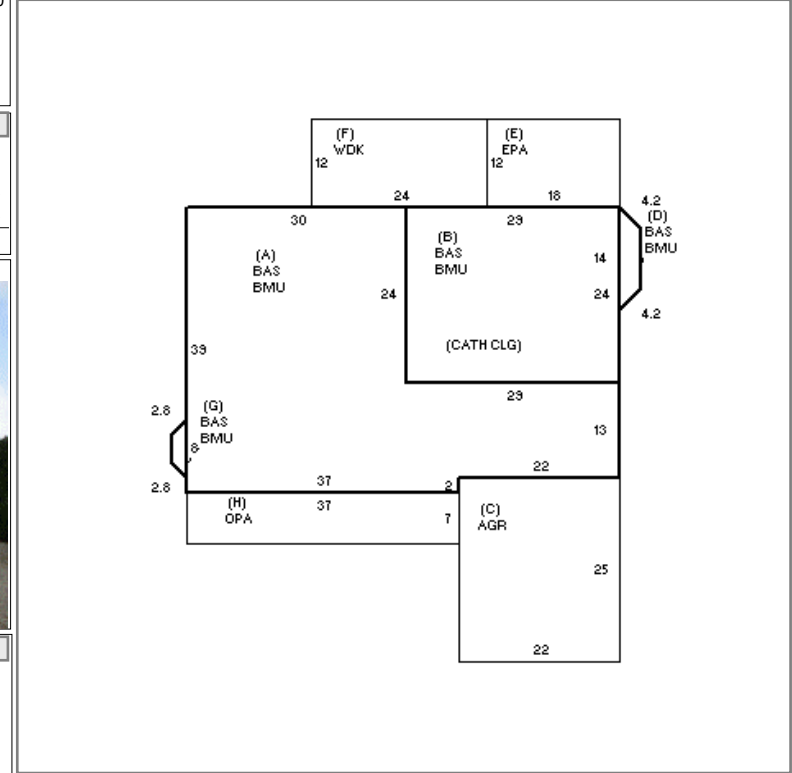
TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	NEW PCL FY06 PER 2004 SUBDIV.			LAND	453,300	394,200
Inf1	NO ADJ		BUILDING	1,002,900	823,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,456,200</b>	<b>1,217,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/26/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/3/2014	FC
MODEL	1		RESIDENTIAL	LIST	7/3/2014	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,166,133																		
NET AREA	2,302	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,302		72.53	166,963	CONDITION ELEM	CD																		
\$NLA(RCN)	\$507	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,606	2008	361.95	581,296																				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	696	2008	361.95	251,920																				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	AGR	N	ATTACHED GARAGE	550		119.51	65,732																				
				FLOOR COVER	1	HARDWOOD	1.00	E	EPA	N	ENCL PORCH	216		161.40	34,863																				
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	ATT WOOD DECK	288		69.94	20,142																				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	H	OPA	N	OPEN PORCH	259		90.77	23,509																				
				FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		14,007.10	14,007																				
								ODS	O		OUT DOOR SHOWER			0.00																					
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2008 / 14</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>14</td> <td>14 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>14</td> <td>% GD 86</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$1,002,900</td> </tr> </tbody> </table>														EFF.YR/AGE	2008 / 14		COND	14	14 %	FUNC	0		ECON	0		DEPR	14	% GD 86	RCNLD	\$1,002,900	
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