

Key: 6021

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.063

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLLEY STEPHEN W JR & LISA A C/O JCM REAL ESTATE LLC 12770 TOUCHSTONE PLACE WEST PALM BEACH, FL 33418				43-216-0				7 LILY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JCM REAL ESTATE LLC				07/19/2023	QS	1,200,000	(233461)				
COLLEY STEPHEN W JR & LIS				03/24/2016	QS	570,000	(209047)				
JENNIFER REALTY TRUST				10/31/2012	P	179,000	(198586)				

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	%
MLS	07/19/2023	20	NO PERMIT					0
CYC	05/16/2023	30	CHECK DATA		09/21/2022	LG	100	100
13-062	03/22/2013	1	SINGLE FAM R	200,000	12/16/2014	FC	100	100
SS7	07/11/2005	50	SPLIT SUB				100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 13	1.00 RT6	0.90 1	1.00	324,090	1.00 1	1.00 R03	1.00			251,170
300	A	0.145 13	1.00 1	1.00 1	1.00	27,500	1.00 1	1.00 R03	1.00			3,990

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	255,200	CURRENT	221,900	PREVIOUS	582,200	
Nbhd	CORN HILL	NO	NEW FY07 (2005 SUBDV). NO TREE/VEGETATION REMOVAL ALONG ROUTE 6 PER PLAN.				LAND	769,900	BUILDING	3,400	DETACHED	0
Inf1	ABUTS RTE 6	TE		OTHER	0	TOTAL	1,028,500	PREVIOUS	804,100			
Inf2	NO ADJ											

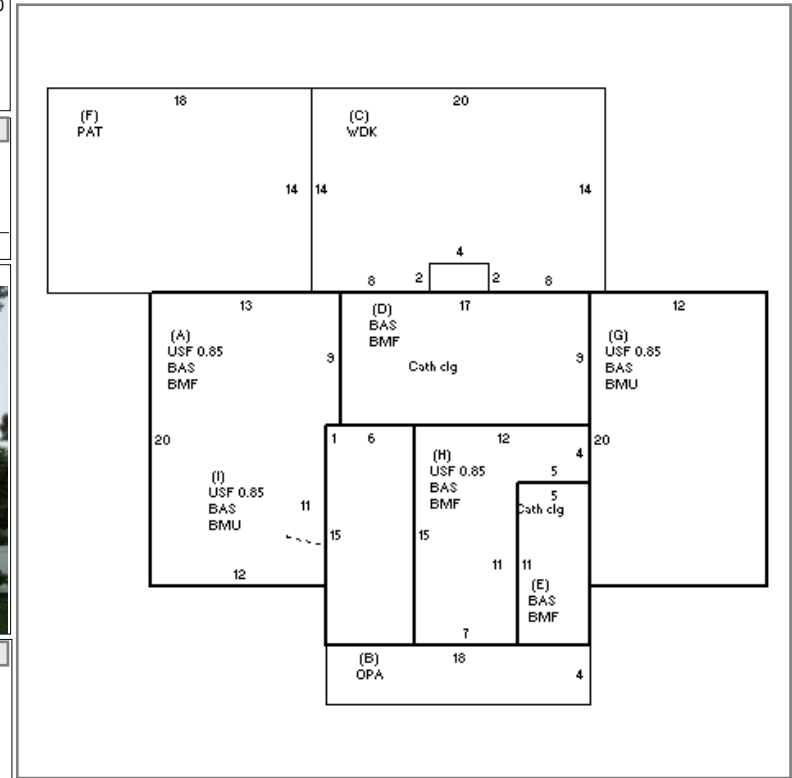
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 10*16		160	18.34	2,600
PTD	G	1.18 G	0.90 16*20		320	2.71	800

PHOTO 09/21/2022



BLDG COMMENTS
% of basement finished estimated pending Assessor access.

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	LG
MODEL	1		RESIDENTIAL	LIST	12/22/2014	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW		
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2013	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	846,018
NET AREA	1,510	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	582		212.47	123,659	CONDITION ELEM	CD
\$NLA(RCN)	\$560	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	704	2013	451.73	318,020		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	598	2013	355.56	212,624		
STORIES(FAR)	1.85	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPEN PORCH	72		150.80	10,858		
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	272		80.44	21,879		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	208	2013	451.73	93,960		
BATHROOMS	2.5	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	F	PAT	N	PATIO	252		23.42	5,903		
FIXTURES	8	\$5,600		FUEL SOURCE	2	GAS	1.00	+	BMU	N	BSMT UNFINISHED	330		121.48	40,089		
UNITS	1	1.00							GFP	O	GAS FIREPLACE	1		13,426.10	13,426		

EFF.YR/AGE	2013 / 9
COND	09 09%
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$769,900