

Key: 6998

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.442

LEGALS

CURRENT OWNER						PARCEL ID				LOCATION			
HELLER FAMILY TRUST TRS HELLER C B & MIRANDA C 16133 VENTURA BLVD SUITE 545 ENCINO, CA 91436						13-22-21				276-21 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						HELLER FAMILY TRUST				04/27/2015	QS	399,000	28827-64
						DAYS REAL EST TRUST				09/25/1995	A	9854-212+	
DAYS REAL EST TRUST				03/29/1982	99	3456-186+							
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	

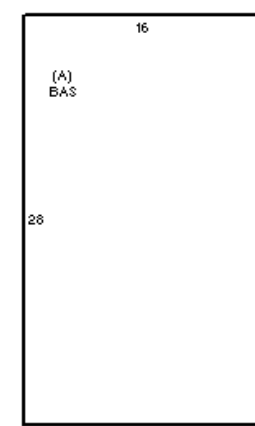
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-315	12/16/2015	3	REPAIR/REMOD	50,000	01/08/2016		100	100
SS2016-3		50	SPLIT SUB		01/01/2015	GM	100	100
12-235	10/05/2012	90	BP NVC	20,000	06/11/2014	RJM	100	100
12-099	04/23/2012	90	BP NVC	20,000	06/11/2014	RJM	100	100
08-060	03/26/2008	90	BP NVC	35,000	04/24/2009	FC	100	100

LAND

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE DAYS COTTAGES. FY16 CONDO CONVERSION				LAND	0	0
Infl1			BUILDING	636,600	553,800			
Infl2			DETACHED	0	0			
			OTHER	0	0			
TOTAL							636,600	553,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	LG
MODEL	10		CONDO	LIST	10/20/2011	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	11/14/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
COTTAGE #21 MARIGOLD Approved for year-round use July 2023.

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YEAR BLT	1931	SIZE ADJ	1.055	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	795,759	
NET AREA	448	DETAIL ADJ	1.737	COMPLEX	48	DAYS COTTAGES	1.30	A	BAS	L	BASE CONDO AREA	448	1931	1,771.56	793,659			
\$NLA(RCN)	\$1,776	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00											
				BASEMENT	5	NO BASEMENT	1.00											
				HEATING	7	FL./WALL FURN.	0.99											
				FUEL SOURCE	2	GAS	1.00											
				PLUMBING	1	STANDARD	1.00											
				VIEW/LOC	6	EXCELLENT	1.35											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
PCT COMM INT		4.54	1.00															
																EFF.YR/AGE	1960 / 62	
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$636,600	