

Key: 7275

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.507

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|--------------------|------------|--------------|--|
| ATLANTIS INC C/O BIRDIE HOLDCO INC 35 WATERGATE DR UNIT 1101 SARASOTA, FL 34236 | | 50-155-7 | 16 TRURO CENTER RD | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| BIRDIE HOLDCO INC | | 09/19/2023 | V | 1,241,967 | 35990-282 | |
| ATLANTIS INC | | 06/11/1998 | I | 275,510 | 11494-111 | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|-------------|-----------|--------|------------|----|--------|-----|
| 3430 | 100 | CI CONDO | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| SS19-12 | 01/01/2018 | 50 | SPLIT SUB | | 06/26/2018 | JN | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|-------|----------|-----|-------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

| TOTAL | SF | ZONING | LTC | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|----|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | | NOTE | | | | LAND | 0 | 0 |
| Infl1 | | | BUILDING | 313,700 | 281,900 | | | |
| Infl2 | | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 313,700 | 281,900 |

DETACHED

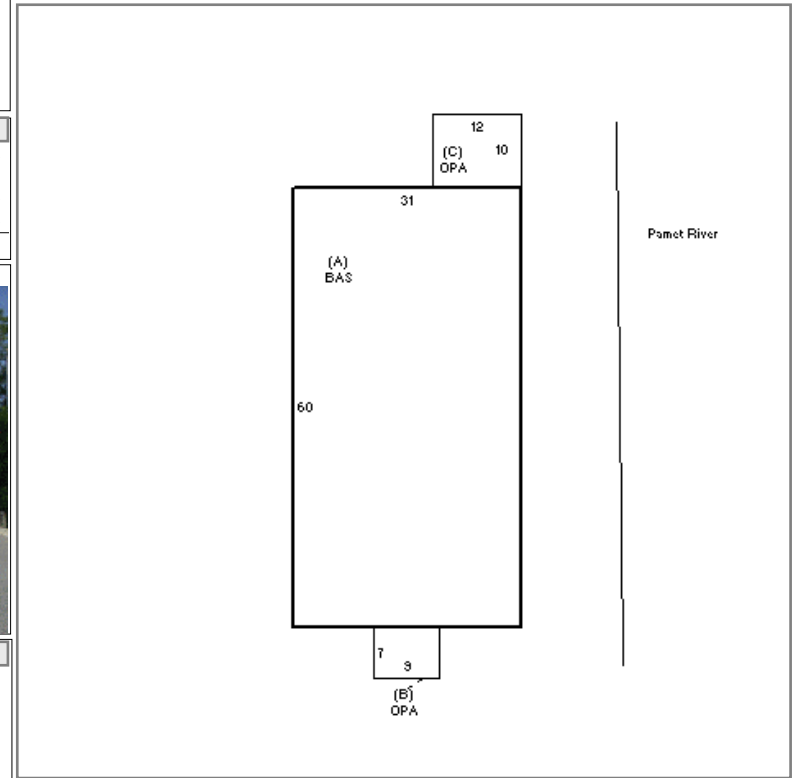
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
TRURO POST OFFICE

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|------|-------------------|---------|
| MODEL | 5 | | CIM | |
| STYLE | 22 | 3.48 | CICONDO [100%] | LIST |
| QUALITY | G | 1.20 | GOOD [100%] | REVIEW |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | |



BUILDING

| YEAR BLT | 1973 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 441,770 |
|--------------|-------|------------|-------|----------------|----|----------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,860 | DETAIL ADJ | 1.856 | FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BASE AREA | 1,860 | 1973 | 231.24 | 430,105 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$238 | OVERALL | 1.000 | EXTERIOR WALL | 1 | WOOD SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 183 | | 63.74 | 11,665 | | |
| CAPACITY | | UNITS | ADJ | ROOF STRUCTURE | 1 | GABLE | 1.00 | | | | | | | | | | |
| STORIES | | 1 | 1.00 | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | | | | | | | | | |
| % HEATED | | 100 | 1.00 | FLOORING | 4 | VINYL | 0.98 | | | | | | | | | | |
| % A/C | | 100 | 1.00 | INT FINISH | 2 | DRYWALL | 1.02 | | | | | | | | | | |
| % SPRINKLERS | | 0 | 1.00 | H.V.A.C. | 1 | FORCED AIR | 1.00 | | | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | COMPLEX | 2 | TRURO CENTER | 0.55 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 19 |
| | | | | | | | | | | | | | | | | COND | 29 29 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 29 % GD 71 |
| | | | | | | | | | | | | | | | | RCNLD | \$313,700 |