

Key: 867

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 807

LEGAL

LAND

DETACHED

BUILDING


CURRENT OWNER				PARCEL ID				LOCATION			
SCARP'S EDGE, LLC RES AGT: RONALD R FICHTNER 417 CLAIREMONT AVE, UNIT 321 DECATUR, GA 30030				35-117-0				4 PILGRIMS PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCARP'S EDGE, LLC				03/23/2022	F	1	34994-243				
FICHTNER RONALD R & PAMEL				02/17/2006	N	287,500	20749-94+				
LEE JEAN H ESTATE OF				09/15/1998	99		11696-208				

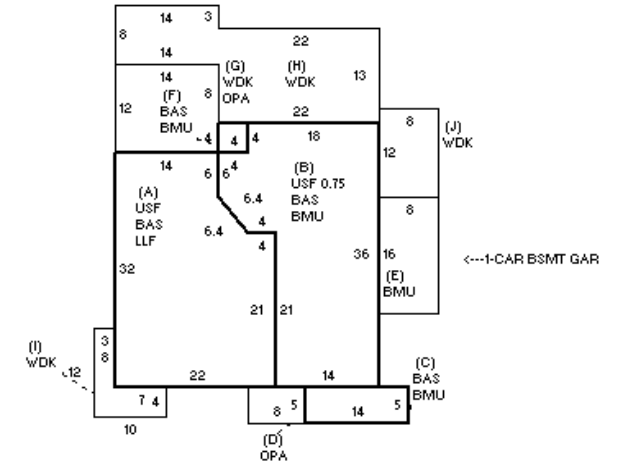
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-044	03/07/2013	90	BP NVC	12,000	08/13/2013	FC	100	100
11-044	03/21/2011	3	REPAIR/REMOD	28,750	03/09/2012	FC	100	100
09-007	01/09/2009	9	DECK	4,000	02/18/2010	LVM	100	100
06-SS10	02/17/2006	50	SPLIT SUB				100	100
06-011	01/10/2006	1	SINGLE FAM R	425,000	05/08/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 11	1.00	RW6	0.95 1	1.00	2,394,665	1.00 1	1.00	WF2	7.00	1,855,870
300	A	0.145 11	1.00	1	1.00 1	1.00	192,500	1.00 1	1.00	WF2	7.00	27,910

TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY08 INCR ACRG=2006 ABUTTER SUBDIV & ACRG	LAND		1,883,800	1,637,900	
Infl1	RIGHT OF WAY	O	XFER AFTER 2006 SALE. SEPTIC EASMNT	BUILDING		1,119,500	925,700	
Infl2	NO ADJ	T	RELEASED ON THIS LOT FOR 35-116 PER BK	DETACHED		0	0	
		E	22202/67. RW6=EASEMENT TO BEACH F/B/O 35-118.	OTHER		0	0	
				TOTAL		3,003,300	2,563,600	

PARCEL SUBJECT TO BLDG RESTRICTIONS-EASEMENT F/B/O 35-118 PER LAND COURT DOC #1026530

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/30/2022
BCH	SV	1.00	SV 1.00	BEACH STAIRS	2007	1	0.00		



BUILDING	CD	ADJ	DESC	MEASURE	3/30/2022	REF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	4/2/2022	LG	4/2/2022 Owner confirmed interior data (int insp not possible). PER MARCH 2012 INTERIOR CHECK, LLF IS FAMILY ROOM, HALF-BATH & UTIL SINK.
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	MR	
QUALITY	G	1.35	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	2006	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,317,084
NET AREA	3,011	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	626	2006	297.26	186,086	CONDITION ELEM	CD
\$NLA(RCN)	\$437	OVERALL	1.100	EXT. COVER	2	CLAPBOARD	1.00	+	BAS	L	BAS AREA	1,310	2006	437.72	573,416		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,075	2006	337.40	362,702		
STORIES(FAR)				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	812		104.93	85,201		
ROOMS				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	208		102.16	21,250		
BEDROOMS				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	726		65.60	47,623		
BATHROOMS				HEATING/COOLING	1	FORCED AIR	1.00		BMG	O	BSMT GARAGE	1		10,510.20	10,510		
FIXTURES				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		21,896.40	21,896		
UNITS									GEN	O	GENERATOR	1		0.00			
									ODS	O	OUT DOOR SHOWER	1		0.00			
																EFF.YR/AGE	2007 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$1,119,500