

Key: 1155

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.133

LEGAL

LAND

DETACHED

BUILDING

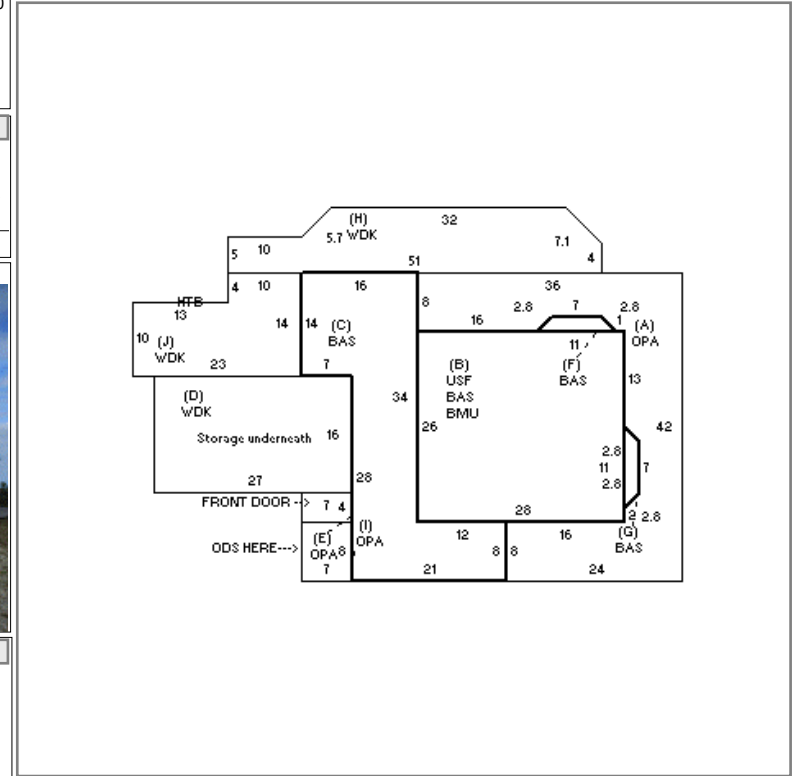
CURRENT OWNER		PARCEL ID		LOCATION	
LESSIN NAIDA WHARTON FAM TRUST TRS: MILTON CHRISTOPHER H C/O NKSFB, LLC 400 GARDEN CITY PLAZA, STE 510 GARDEN CITY, NY 11530-3322		39-20-0		8 BAY VIEW PATH	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LESSIN NAIDA WHARTON FAM		02/15/2002	A	662,500	14823-195
LESSIN ROBERT H		04/12/1982	99		3479-199

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/16/2023	30	CHECK DATA		11/29/2022	LG	100 100
19-098X	04/09/2019	6	SHED	7,500	08/27/2019	LG	100 100
16-267X	11/14/2016	4	REHAB	150,000	05/08/2019	LG	100 100
12-291	11/15/2012	90	BP NVC	40,000	01/14/2013	FC	100 100
12-083	04/02/2012	90	BP NVC	28,920	01/14/2013	FC	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	1	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540
300	A	0.255	11	1.00	1	192,500	1.00	1	1.00	WF2	7.00	49,090

TOTAL	1.030 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O S T A I R S	4x6 SHED WITH DECK IS AT BOTTOM OF BEACH			LAND	2,002,600	1,741,200
Infl1	NO ADJ		LAND	727,300	555,500			
Infl2	NO ADJ		DETACHED	7,000	4,800			
			OTHER	111,500	82,200			
			TOTAL	2,848,400	2,383,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV	1.00	SV 1.00		1	0.00	
WDK	A	1.00	A 0.75 8*6 P/O BCH		48	11.00	400
WDK	A	1.00	A 0.75 8*5 P/O BCH		40	11.00	300
SHF	A	1.00	A 0.75 6*4		24	17.17	300
WDK	A	1.00	A 0.75 6*6 ON SHF		36	11.00	300
SHF	G+	1.25	G+ 0.95 10*20	2019	200	19.43	3,700
HTB	A	1.00	A 0.75		1	2,730.40	2,000



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2009	JH
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
Minisplits (2).

YEAR BLT	1901	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,038,975											
NET AREA	2,064	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	OPA	N	OPEN PORCH	736		80.73	59,417	CONDITION ELEM	CD											
\$NLA(RCN)	\$503	OVERALL	1.200	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	728		105.07	76,491													
				ROOF SHAPE	3	GAMBRELL	1.00	B	USF	L	UP-STRY FIN	728	1901	326.61	237,769													
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,336	1901	415.07	554,538													
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	1,101		62.20	68,487													
				INT. FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		20,763.50	20,764														
				HEATING/COOLING	18	MINISPLIT	1.00	HTB	O	HOT TUB	1		16,611.10	16,611														
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1		0.00															
<table border="1"> <tr> <td>EFF.YR/AGE</td> <td>1989 / 33</td> </tr> <tr> <td>COND</td> <td>30 30 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>30 % GD 70</td> </tr> <tr> <td>RCNLD</td> <td>\$727,300</td> </tr> </table>																	EFF.YR/AGE	1989 / 33	COND	30 30 %	FUNC	0	ECON	0	DEPR	30 % GD 70	RCNLD	\$727,300
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CURRENT OWNER				PARCEL ID				LOCATION			
LESSIN NAIDA WHARTON FAM TRUST				39-20-0				8 BAY VIEW PATH			
TRS: MILTON CHRISTOPHER H				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
C/O NKSFB, LLC											
400 GARDEN CITY PLAZA, STE 510											
GARDEN CITY, NY 11530-3322											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	111,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

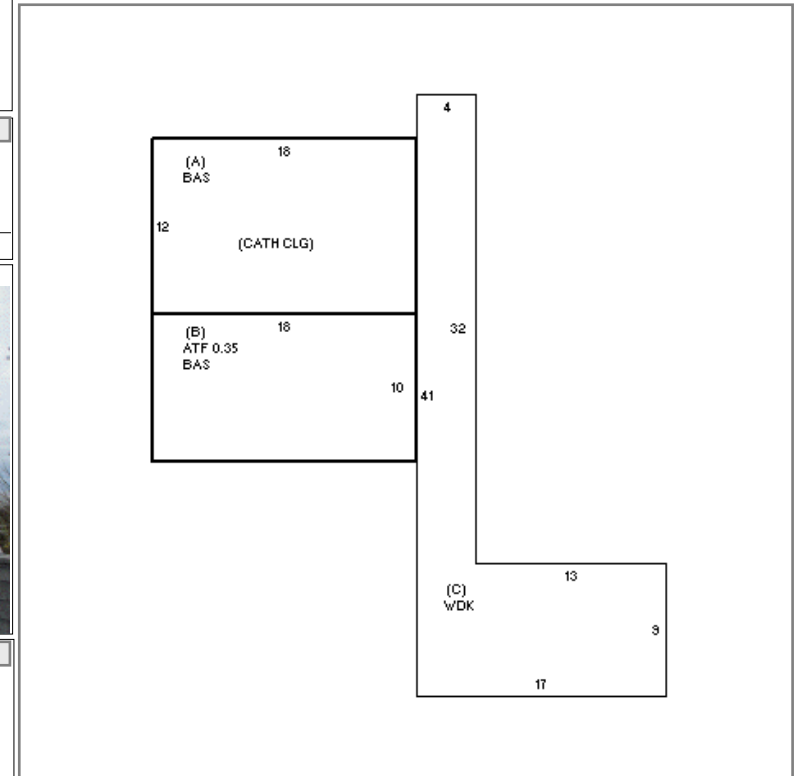
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

PER AUG 2009 LIST, BLDG 2 IS GUEST QTRS WITH BDRM, FULL BATH, LOFT, FIREPLACE, NO OVEN/STOVE.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2022	LG
MODEL	1		RESIDENTIAL	LIST	8/10/2009	JH
STYLE	14	0.90	DET BLDG [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-/AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	396	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$408	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	2	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
FIXTURES	5	\$3,500		FUEL SOURCE	3	ELECTRIC	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	396	1940	307.40	121,730
B	ATF	N	FINISHED ATTIC	63		158.98	10,016
C	WDK	N	ATT WOOD DECK	281		54.74	15,381
	F11	O	FPL 1S 1OP	1		10,963.00	10,963

TOTAL RCN	161,591
CONDITION ELEM	CD
EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$111,500