

Key: 1273

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.269

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CERULLO MARGARET & ERLIEN MARLA 450 W 147TH ST, APT 54 NEW YORK, NY 10031				39-148-0				6 HUGHES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CERULLO MARGARET & ERLIEN				10/18/2019	A	260,000	32387-162				
CERULLO MARGARET & ERLIEN M				05/08/2013	J	212,500	27359-69				
CERULLO MARGARET & ERLIEN M				05/08/2013	J	27359-67					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-268X	11/14/2016	90	BP NVC		07/18/2018	JN	100	100
15-092	04/29/2015	90	BP NVC	1,875			100	100
90-150	12/05/1990	30	CHECK DATA		05/25/2011	MR	100	100
		9	DECK	3,400	04/25/1991		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	1.00	1	1.00	360,100	1.00	1	1.00	R03	1.00	279,080
300	A	1.645	11	1.00	1	1.00	1	1.00	27,500	1.00	1	1.00	R03	1.00	45,240

TOTAL	2.420 Acres		ZONING	RES	FRNT	293		ASSESSED	CURRENT	PREVIOUS	
Nbhd	NORTH TRURO		N	SHF HAS TYPAR EXT+WHAT LOOKS LIKE NEW ROOF COVER; NO FINISH INSIDE (IS UP ON CONC BLKS) PER 11/2/15 MEAS.					LAND	324,300	282,000
Infl1	NO ADJ		O						BUILDING	323,500	274,500
Infl2	NO ADJ		T						DETACHED	1,900	1,800
			E						OTHER	14,100	12,000
									TOTAL	663,800	570,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	F 0.60	10*11+14*9	236	13.36	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/22/2017	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

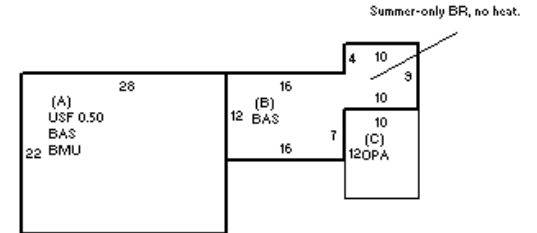
YEAR BLT	1933	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,206	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	616		88.69	54,630
\$NLA(RCN)	\$395	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	308	1933	279.89	86,207
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	898	1933	353.82	317,726
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPEN PORCH	120		90.85	10,903
				FLOOR COVER	2	SOFTWOOD	1.00	MST	O	MASONRY STACK	1			3,504.90	3,505
				INT. FINISH	2	DRYWALL	1.00	ODS	O	OUT DOOR SHOWER				0.00	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	475,771	
CONDITION ELEM	CD	
EFF.YR/AGE	1980 / 42	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD	\$323,500	

DETACHED

BUILDING

LAND



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LEGAL


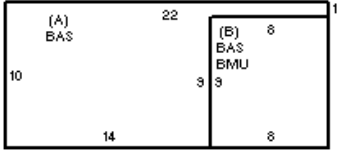
CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

PER 8/09 M-L: HAS KITCH W/ STOVE; OPEN WALL CONSTRUCTION W/ NO INT DOORS
 PER 11/2/15 MEAS: SAW STOVE+FRIDGE INSIDE; BLDG IS IN POOR COND

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	14,100	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/02/2015

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/2/2015	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	11/15/2010	MR
QUALITY	L	0.65	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	41,326	
NET AREA	220	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	220	1900	163.88	36,053			
\$NLA(RCN)	\$188	OVERALL	0.830	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	72		44.07	3,173			
				ROOF SHAPE	1	GABLE	1.00											
				ROOF COVER	1	ASPHALT SHINGLE	1.00											
				FLOOR COVER	6	OTHER	1.00											
				INT. FINISH	5	OTHER	1.00											
				HEATING/COOLING	13	NO HEAT	0.93											
				FUEL SOURCE	8	NONE	1.00											
CAPACITY		UNITS	ADJ															
STORIES(FAR)		1	1.00															
ROOMS		2	1.00															
BEDROOMS		1	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$2,100															
UNITS		1	1.00															

TOTAL RCN		41,326	
CONDITION ELEM		CD	
EFF.YR/AGE		1932 / 90	
COND	66	66 %	
FUNC	0		
ECON	0		
DEPR	66	% GD	34
RCNLD	\$14,100		