

Key: 1521

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.530

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GERASIMOV SERGEY 310 WEST 106TH ST, APT 3B NEW YORK, NY 10025				40-99-0				3 HIGHVIEW LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GERASIMOV SERGEY				03/19/2021	QS	842,500	33916-38				
MCCUTCHEON DEBORAH L				06/19/2014	F		28212-130				
MCCUTCHEON DEBORAH L &				10/26/2009	A	300,000	24117-269				

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	%
MLS		3	REPAIR/REMOD		03/17/2022	JN	100	100
06-108	05/23/2006	3	REPAIR/REMOD	70,000	05/22/2007	JH	100	100
90-122	10/12/1990	6	SHED	1,500	08/10/1992		100	100
90-121	10/12/1990	6	SHED	900	08/10/1992		100	100
87-195	11/18/1987	1	SINGLE FAM R	80,000	12/31/1988	SW	100	100

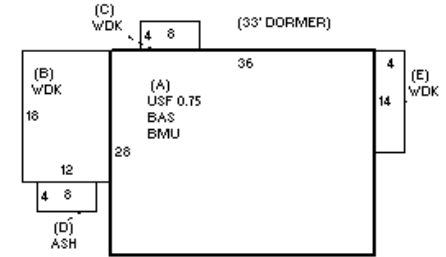
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R06	1.15		320,940

TOTAL	33,750 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE 3/19/2021 SF chng per Bk 33916 Pg 38.				LAND	320,900	279,100
Inf1	NO ADJ		BUILDING	627,600	515,800			
Inf2	NO ADJ		DETACHED	2,500	2,400			
			OTHER	0	0	<b>TOTAL</b>	<b>951,000</b>	<b>797,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 3*16	1991	48	17.17	600
SHF	A	1.00	A 0.75 8*10	1991	80	16.47	1,000
SHF	A	1.00	A 0.75 7*8		56	16.47	700
PTD	A	1.00	A 0.75 10*10 (IRREG)		100	2.30	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2018	LG
MODEL	1		RESIDENTIAL	LIST	6/27/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY19 chngs per 2018 List.

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YEAR BLT	1988	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	774,781
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		90.56	91,287	CONDITION ELEM	CD
\$NLA(RCN)	\$439	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,008	1988	398.68	401,868		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	756	1988	310.63	234,836		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	304		67.05	20,383		
				FLOOR COVER	2	SOFTWOOD	1.00	D	ASH	N	ATT SHED	32		55.00	1,760		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		19,747.80	19,748		
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER			0.00			
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 2003 / 19													
				COND 19 19 %													
				FUNC 0													
				ECON 0													
				DEPR 19 % GD 81													
				RCNLD \$627,600													