

Key: 1547

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.554

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LAND

CURRENT OWNER		PARCEL ID	LOCATION			
DERCOLE ANN & BRADY LINDA 105 W 89TH ST APT 2B NEW YORK, NY 10024		40-127-0	45 SO HIGHLAND RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
DERCOLE ANN & BRADY LINDA		04/26/2004	QS	380,000	18498-112	
BRAUN JAMES H & S JOYCE		04/18/1997	QS	75,000	10705-142	

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 %
21-217	06/21/2021	3	REPAIR/REMOD	18,000	03/08/2022	LG	100 100
20-311	10/21/2020	70	POOL	40,000	08/31/2021	LG	100 100
18-328	09/25/2018	80	SOLAR TAXABL	15,437	05/08/2019	LG	100 100
16-203	09/16/2016	3	REPAIR/REMOD	17,000	07/18/2018	JN	100 100
15-204	08/18/2015	7	GARAGE	40,000	11/23/2016	LG	100 100

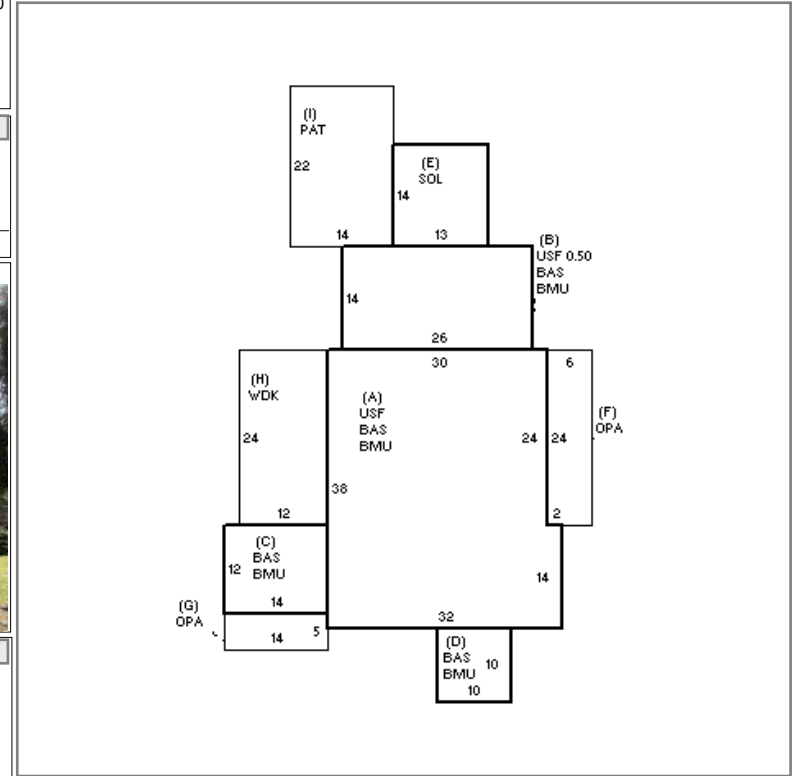
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	12	1.00	1	1.00	SH8	0.90	372,704	1.00	1	1.00	R06	1.15	288,850
300	A	0.765	12	1.00	1	1.00	1	1.00	31,625	1.00	1	1.00	R06	1.15	24,190

TOTAL	1.540 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	313,000	272,200
Inf1	NO ADJ		BUILDING	1,261,700	1,043,200			
Inf2	SHAPE		DETACHED	69,000	65,300			
			OTHER	0	0			
						TOTAL	1,643,700	1,380,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.80	E 1.00 POOL HSE	1997	176	27.98	4,900
PTD	G	1.18	A 0.75 IRREG @ POOL	2021	720	2.71	1,500
GUS	G+	1.25	G 0.90 24*24	2016	576	78.77	40,800
SPG	G	1.18	G 0.90 16*40	2021	640	37.91	21,800



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	3/1/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/1/2023	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.975
NET AREA	3,332	DETAIL ADJ	1.000
\$NLA(RCN)	\$440	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3.5	1.00
FIXTURES		14	\$9,800
UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,800		88.86	159,951
+	BAS	L	BAS AREA	1,800	2006	416.99	750,577
+	USF	L	UP-STRY FIN	1,350	2006	324.42	437,971
E	SOL	L	SOLARIUM	182	2006	252.18	45,898
+	OPA	N	OPEN PORCH	214		99.79	21,356
H	WDK	N	ATT WOOD DECK	288		76.89	22,145
I	PAT	N	PATIO	308		21.15	6,514
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		12,833.80	12,834
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,467,045
CONDITION ELEM	CD
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,261,700