

Key: 1634

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.642

LEGAL


| CURRENT OWNER | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|---|----------|------|------|------|----------|------------|------|------------|--------------|------------------|-----------|--|--|
| B J K NOMINEE TRUST TRS: MACLAY JOHN B III ET AL 140 CABRINI BOULEVARD APT 38 NEW YORK, NY 10033 | | | | | | | 42-63-0 | | | | 27 FISHERMANS RD | | | |
| TRANSFER HISTORY | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| B J K NOMINEE TRUST | | | | | | | 05/23/2002 | 99 | | (165338) | | | | |
| CONRADT KENNETH W & | | | | | | | 11/17/2000 | QS | 280,000 | (159785) | | | | |
| KRYSZKIEWICZ | | | | | | | 06/30/1999 | QS | 142,000 | (153782) | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | |
| 100 | A | 0.660 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | V7 | 1.75 | | 464,740 | | |

LAND

| TOTAL | 28,750 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------------|----------|------------------|------------------|----------|---------|----------|
| Nbhd | NORTH TRURO | NOTE | LAND | 464,700 | 404,100 | | | |
| Inf1 | NO ADJ | | BUILDING | 1,313,000 | 1,127,700 | | | |
| Inf2 | NO ADJ | | DETACHED | 200 | 2,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 1,777,900 | 1,534,000 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|------------|----|-------|-----------|-------|------------|
| OSH | A | 1.00 | A 0.75 4*8 | | 32 | 6.90 | 200 | 02/14/2023 |



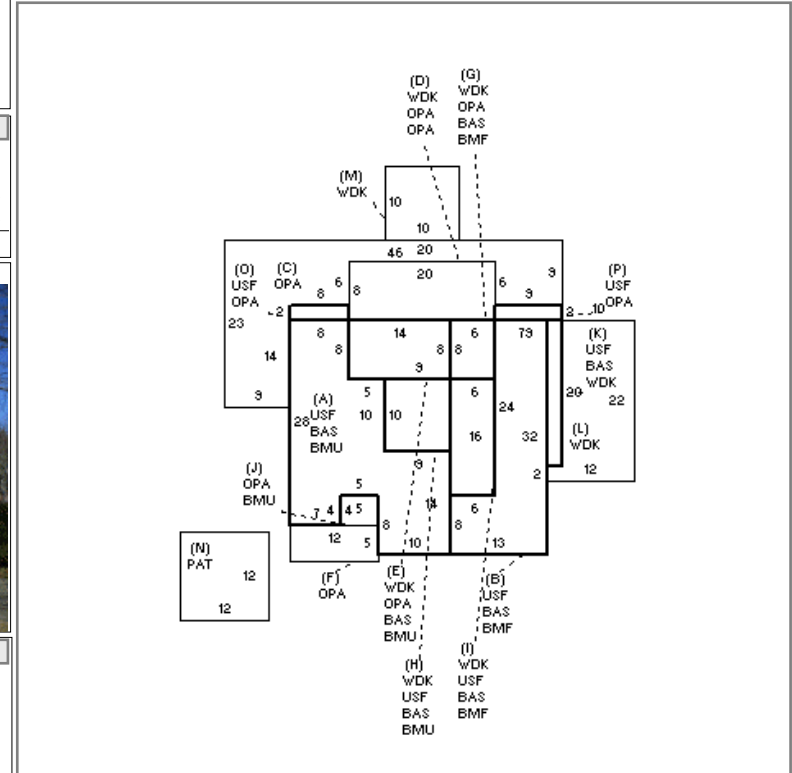
BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/14/2023 | LG |
|----------|----|------|-------------------|---|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/11/2014 | EST |
| STYLE | 16 | 1.30 | NEW STYLE [100%] | REVIEW | 4/5/2021 | MR |
| QUALITY | V | 1.55 | VERY GOOD [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | PER BLDG PLAN, THERE ARE 3.5 BATHS (12 FIXT). Utility storage under chimney stack. | | |

BUILDING

| YEAR BLT | 2002 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,641,298 | | | |
|--------------|-------|------------|-----------------|------------|-----------------|---------------|------|-----|-----|-----------------|-----------------|-------|------|-----------------|---------|----------------|-----------|--|--|--|
| NET AREA | 2,058 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 656 | | 156.96 | 102,964 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$798 | OVERALL | 1.330 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 1,092 | 2002 | 626.19 | 683,804 | | | | | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 966 | 2002 | 482.92 | 466,497 | | | | | |
| STORIES(FAR) | 2 | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BMF | N | BSMT FINISH | 416 | | | 294.53 | 122,523 | | | | | |
| ROOMS | 7 | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | OPA | N | OPEN PORCH | 1,014 | | | 120.60 | 122,286 | | | | | |
| BEDROOMS | 5 | 1.00 | INT. FINISH | 1 | PLASTER | 1.00 | + | WDK | N | ATT WOOD DECK | 870 | | | 92.92 | 80,842 | | | | | |
| BATHROOMS | 3.5 | 1.00 | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | N | PAT | N | PATIO | 144 | | | 36.08 | 5,195 | | | | |
| FIXTURES | 12 | \$8,400 | FUEL SOURCE | 2 | GAS | 1.00 | | UST | N | UTILITY STORAGE | 24 | | | 223.50 | 5,364 | | | | | |
| UNITS | 0 | 1.00 | | | | | | F22 | O | FPL 2S 2OP | 1 | | | 43,423.40 | 43,423 | | | | | |
| | | | | | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | |
| | | | | | | | | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | | | |

| 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 % |
| 02-024 | 02/15/2002 | 1 | SINGLE FAM R | 412,000 | 03/23/2004 | BT | 100 100 |



| EFF. YR/AGE | 2002 / 20 |
|-------------|-------------|
| COND | 20 20 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 20 % GD 80 |
| RCNLD | \$1,313,000 |