Key: 1674

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,683

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HUMMING BIRDLAND, LLC **care of: ULSTER FINANCIAL SVCS** **180 SCHWENK DR** **KINGSTON, NY 12401**	**42-103-0**	**23 BAYBERRY RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HUMMING BIRDLAND, LLC	10/07/2021	U	1,550,000	(227819)
MINICUCCI REVOC LIV TRUST	09/27/2011	99		(195269)
MINICUCCI JOHN JR & ANNE	08/15/1977	99		(71505)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

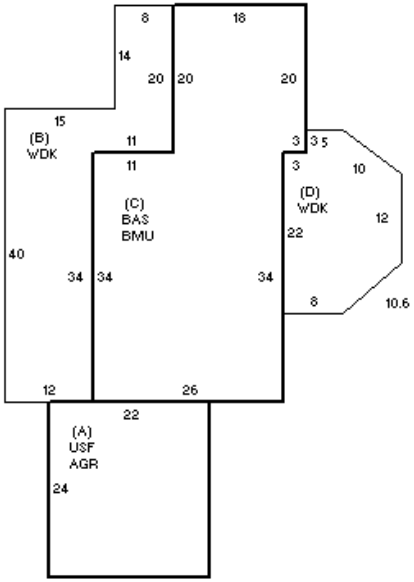
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NO PERMIT		20	NO PERMIT		09/18/2019	LG	0	0
19-202X	07/15/2019	4	REHAB	16,891	09/18/2019	LG	100	100
NO PERMIT		20	NO PERMIT		08/30/2018	LG	0	0

LAND

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	630,175	1.00	1 1.00	V7 1.75			488,390
300	A	0.245	11 1.00	1 1.00	1 1.00	48,125	1.00	1 1.00	V7 1.75			11,790

TOTAL	1.020 Acres	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE	FY09 NBHD CHNGD FROM 7 TO 6 PER REVIEW. FY11 VW CHG PER FIELD REV=PEEKS.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	500,200	434,900
BUILDING	526,900	427,700
DETACHED	600	600
OTHER	0	0
TOTAL	**1,027,700**	**863,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6*8	2017	48	17.17	600

PHOTO 08/30/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.15	GOOD-/AVE+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/30/2018	LG
LIST	8/31/2018	LG
REVIEW	11/22/2010	MR

YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,772	DETAIL ADJ	1.000
$NLA(RCN)	$431	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$4,900
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	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	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATTACHED GARAGE	528		101.99	53,851
A	USF	L	UP-STRY FIN	528	1982	263.81	139,293
+	WDK	N	ATT WOOD DECK	997		49.74	49,588
C	BMU	N	BSMT UNFINISHED	1,244		73.27	91,151
C	BAS	L	BAS AREA	1,244	1982	331.89	412,866
	F11	O	FPL 1S 1OP	1		11,953.40	11,953
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	763,602
CONDITION ELEM	CD

EFF.YR/AGE	1983 / 39	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$526,900