Key: 1686

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1,695

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HELEN GOLDSTEIN TRURO TRUST TRS: BRUCE BODNER 20 WINDSWEEP LN BEARSVILLE, NY 12409	42-116-0	53 FISHERMANS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HELEN GOLDSTEIN TRURO TRU	05/19/2022	A	1	(83458+)
GOLDSTEIN PETER S & HELEN	10/31/1980	99		(83458+)

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	%
18-301X	09/11/2018	4	REHAB	25,000	01/23/2019	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	11 1.00	60 0.60	1 1.00	1,512,420	1.05	1 1.00	WF2 7.00			1,145,790

TOTAL	31,363 SF	ZONING	RES	FRNT	0
Nbhd	NORTH TRURO	NOTE			
Infl1	60%				
Infl2	NO ADJ				

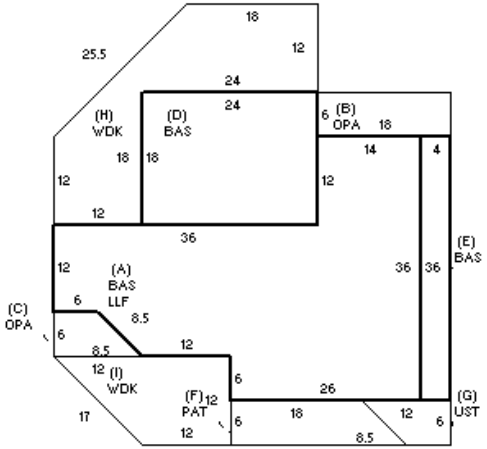
ASSESSED	CURRENT	PREVIOUS
LAND	1,145,800	996,200
BUILDING	870,100	711,100
DETACHED	0	0
OTHER	0	0
TOTAL	**2,015,900**	**1,707,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/23/2019

CHIM IS 2-STY PER 3/09 MEAS (HAS HEARTH IN BSMT)



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/23/2017	LG
LIST	7/5/2017	LG
REVIEW	4/5/2021	MR

BLDG COMMENTS

ODS part of UST. FY06 CHGS PER 6/20/02 CYCLICAL+PER OWNERS 8/11/04. FY11 CHGS PER 9/09 MEAS.

YEAR BLT	1982	SIZE ADJ	0.985
NET AREA	2,916	DETAIL ADJ	1.000
$NLA(RCN)	$426	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	2	1.00
BATHROOMS	2.5	1.00
FIXTURES	11	$7,700
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
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
A	LLF	L	LOWER LEVEL FIN	1,170	1982	297.96	348,612
+	OPA	N	OPEN PORCH	162		112.33	18,197
+	BAS	L	BAS AREA	1,746	1982	444.67	776,390
F	PAT	N	PATIO	126		26.53	3,343
G	UST	N	UTILITY STORAGE	54		164.34	8,874
+	WDK	N	ATT WOOD DECK	702		68.33	47,968
	F22	O	FPL 2S 2OP	1		31,931.20	31,931

TOTAL RCN	1,243,015
CONDITION ELEM	CD

EFF.YR/AGE	1989 / 33	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$870,100