

Key: 1811

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.834

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KORAHAI FAMILY LLC MGR: GWYNDOLYN KORAHAI 72-39 JUNO STREET FOREST HILLS, NY 11375				42-229-0				30 NOONS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KORAHAI FAMILY LLC				10/10/2018	F	1 31585-143					
KORAHAI FRANK & GWYNDOLY				09/27/1973	99	16,000		1941-157			

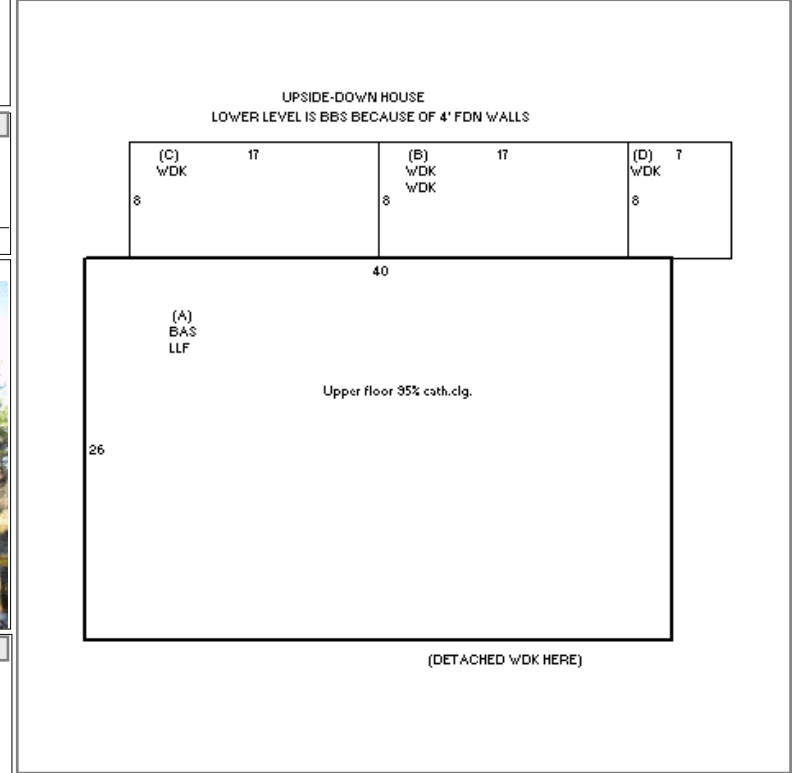
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-391X	10/04/2022	4	REHAB	21,927	01/17/2023	LG	100	100
NP	03/18/2021	20	NO PERMIT		03/18/2021	JN	100	100
20-255	09/14/2020	80	SOLAR TAXABL	10,202	11/03/2020	LG	100	100
08-162	09/04/2008	10	ALL OTHERS	15,000	04/28/2009	JH	100	100
04-083	06/02/2004	6	SHED	1,600	05/26/2005	WL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.575 11 1.00	L2	0.75 1 1.00		351,098	1.23 1	1.00	V1	1.30		248,170

DETAILED

TOTAL	25,047 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	NORTH TRURO	N	10/10/18 SF chng per Bk 31585 Pg 143. FY10				LAND	248,200	215,800
Inf1	LOC ADJ	O	CORRECTED NBHD 2 TO 3 & DECR VIEW PER				BUILDING	410,000	348,000
Inf2	NO ADJ	T	PHOTO, CHNG LOC ADJ FOR SAND/GRVL PIT LIKE				DETACHED	3,600	3,400
		E	OTHERS. FY11 VW CHG PER FIELD REV=PEEKS.				OTHER	0	0
							TOTAL	661,800	567,200



DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00 A	0.75 26*12	1991	312	11.00	2,600
SHF	A	1.00 A	0.75 8*10	2004	80	16.47	1,000

PHOTO 01/17/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2019	LG
MODEL	1		RESIDENTIAL	LIST	4/8/2019	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/6/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	594,191		
NET AREA	2,080	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	LLF	L	LOWER LEVEL FIN	1,040	1981	212.28	220,769	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,040	1981	328.06	341,179				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	464		51.93	24,094				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		MST	O	MASONRY STACK	1		3,249.70	3,250				
				FLOOR COVER	2	SOFTWOOD	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$410,000