

Key: 2203

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.249

LEG
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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
LEAR STEVEN S & NANCY F 61 WINDING BROOK RD NEW ROCHELLE, NY 10804		45-96-0		64 CORN HILL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LEAR STEVEN S & NANCY F		09/19/2016	QS	2,500,000	29942-76
BALCAZAR DAWN E PHD		07/09/2004	99		18813-85
BALCAZAR DAWN E &		07/24/1997	QS	900,000	10865-232

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-196X	05/17/2023	4	REHAB	29,656	07/27/2023	LG	100 100
22-282X	07/06/2022	4	REHAB	74,000	10/14/2022	LG	100 100
21-001X	01/04/2021	4	REHAB	9,340	08/06/2021	LG	100 100
18-036X	02/05/2018	3	REPAIR/REMODO	8,900	08/20/2018	LG	100 100
14-091	05/21/2014	90	BP NVC	8,000	12/16/2014	FC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	95	0.95	1	1.00	WF2	9.50		2,518,670
300	A	0.995	13	1.00	1	1.00	1	1.00	WF2	9.50		259,940

TOTAL	1.770 Acres	ZONING	RES	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE INFL1= EASEMENT	LAND		2,778,600	2,415,900		
Infl1	95%		BUILDING		1,495,500	1,285,100		
Infl2	NO ADJ		DETACHED		400	400		
			OTHER		379,800	323,400		
			TOTAL		4,654,300	4,024,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	G 0.90 10*21		210	2.30	400



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2020	LG
MODEL	1		RESIDENTIAL	LIST	11/5/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/20/2013	BE
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1993	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,967,709
NET AREA	3,405	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	886		119.86	106,194	CONDITION ELEM	CD
\$NLA(RCN)	\$578	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,736	1993	487.63	846,525		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	1,389	1993	379.38	526,963		
STORIES(FAR)	1.8	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	364		110.21	40,118		
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	SOL	L	SOLARIUM	280	1993	294.91	82,574		
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH	850		209.63	178,182		
BATHROOMS	3.5	1.00		HEATING/COOLING	1	FORCED AIR	1.00	F	PAT	N	PATIO	200		27.64	5,527		
FIXTURES	12	\$8,400		FUEL SOURCE	1	OIL	1.00	+	WDK	N	ATT WOOD DECK	1,978		74.93	148,214		
UNITS	1	1.00							F21	O	FPL 2S 1OP	1		25,012.10	25,012		
																EFF.YR/AGE	1998 / 24
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$1,495,500

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

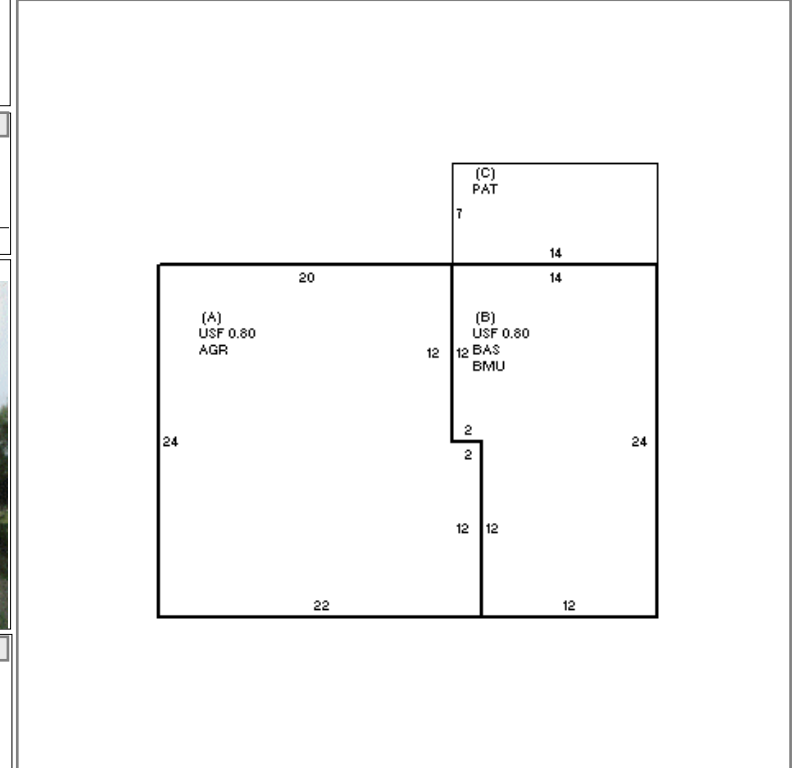
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	379,800	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2020	LG
MODEL	1		RESIDENTIAL	LIST	11/5/2012	FC
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/3/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minisplit.

G

YEAR BLT	1993	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	513,252		
NET AREA	965	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	504		139.90	70,510				
\$NLA(RCN)	\$532	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	653	1993	358.22	233,917				
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	312		123.64	38,577				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	312	1993	459.76	143,445				
				FLOOR COVER	1	HARDWOOD	1.00	C	PAT	N	PATIO	98		30.46	2,985				
				INT. FINISH	5	OTHER	1.00		HTB	O	HOT TUB	1		18,218.90	18,219				
				HEATING/COOLING	15	FHW/DCTLS AC	1.03		ODS	O	OUT DOOR SHOWER	1		0.00					
				FUEL SOURCE	2	GAS	1.00												
																		TOTAL RCN	513,252
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1996 / 26
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$379,800