

Key: 2221

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.268

LEGAL

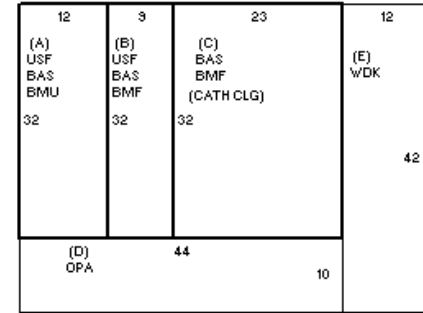
LAND

| CURRENT OWNER | | PARCEL ID | | LOCATION | | | | | | | | |
|---|---|------------|------|-----------------|--------------|-----------|------|------|------|-----|------------|-----------|
| GOLDSTEIN SUSAN J & CURTIS JONATHAN A 515 WEST 18TH ST, # 1102 NEW YORK, NY 10011 | | 45-118-0 | | 40 CORN HILL RD | | | | | | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | | |
| GOLDSTEIN SUSAN J & MORFIT H MASON & MORFIT H MASON & BUNKER J | | 11/17/2020 | U | 2,900,000 | 33478-176 | | | | | | | |
| | | 07/24/2012 | N | | 26524-167 | | | | | | | |
| | | 07/13/2007 | 99 | | 22185-185 | | | | | | | |
| CD | T | AC/SF/UN | Nbhd | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | A | 0.775 | 13 | 1.00 | 1 | 1,692,470 | 1.00 | 1 | 1.00 | V17 | | 1,311,660 |
| 300 | A | 0.874 | 13 | 1.00 | 1 | 129,250 | 1.00 | 1 | 1.00 | V17 | | 112,960 |

| 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 % |
| 23-278 | 07/10/2023 | 70 | POOL | 160,000 | | | 0 0 |
| 23-026X | 01/18/2023 | 6 | SHED | 5,000 | | | 0 0 |
| 22-362 | 09/07/2022 | 3 | REPAIR/REMOD | 622,311 | 01/11/2023 | LG | 20 20 |
| 15-159 | 06/15/2015 | 6 | SHED | 3,000 | 10/08/2015 | FC | 100 100 |
| | 09/02/2010 | 30 | CHECK DATA | | 05/06/2011 | MR | 100 100 |

| TOTAL | 1.649 Acres | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|---|------|---|--------------|------------------|------------------|
| Nbhd | CORN HILL | N | FY22 Esmt granted over lot FBO 45-71 on PL688/9. | | | LAND | 1,424,600 | 1,238,700 |
| Inf1 | NO ADJ | O | 11/17/2020 SF chng per Deed 33478-176. HAS VW EASMNT FOR 45-071 (BK 9301/176). 2ND FLR OF | | | BUILDING | 944,500 | 781,200 |
| Inf2 | NO ADJ | E | GUS=ART STUDIO PER 9/13 M+L. | | | DETACHED | 1,200 | 36,800 |
| | | | | | | OTHER | 48,300 | 0 |
| | | | | | | TOTAL | 2,418,600 | 2,056,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A | G | 8*10 | 2015 | 80 | 16.47 | 1,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 1/11/2023 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/19/2013 | FC |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 5/25/2011 | MR |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
PER 2013 LIST, BMF=OPEN EXERCISE/POOL ROOM AND OFFICE.

DETACHED

BUILDING

| YEAR BLT | 2005 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,138,011 | | | | | | | | | | | | | |
|--|------------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|----------------|----|------------|-----------|------|---------|------|---|------|---|------|------------|-------|-----------|
| NET AREA | 2,080 | DETAIL ADJ | 1.010 | FOUNDATION | 4 | BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 384 | | 118.00 | 45,313 | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$547 | OVERALL | 1.070 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BAS | L | BAS AREA | 672 | 2005 | 430.17 | 289,076 | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UP-STRY FIN | 672 | 2005 | 341.87 | 229,736 | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BMF | N | BSMT FINISH | 1,024 | | 174.32 | 178,503 | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 4 | TILE | 1.00 | C | BAS | L | BAS AREA | 736 | 2005 | 430.17 | 316,607 | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 5 | OTHER | 1.00 | D | OPA | N | OPEN PORCH | 440 | | 90.14 | 39,660 | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 3 | RADIANT | 1.02 | E | WDK | N | ATT WOOD DECK | 504 | | 65.11 | 32,816 | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | ODS | O | OUT DOOR SHOWER | 1 | | 0.00 | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EFF.YR/AGE</td> <td>2005 / 17</td> </tr> <tr> <td>COND</td> <td>17 17 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>17 % GD 83</td> </tr> <tr> <td>RCNLD</td> <td>\$944,500</td> </tr> </tbody> </table> | | | | | | | | | | | | | | | | | CONDITION ELEM | CD | EFF.YR/AGE | 2005 / 17 | COND | 17 17 % | FUNC | 0 | ECON | 0 | DEPR | 17 % GD 83 | RCNLD | \$944,500 |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EFF.YR/AGE | 2005 / 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 17 17 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 17 % GD 83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD | \$944,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|-----------|---|------------|--------------|-----------------|--|--|--|
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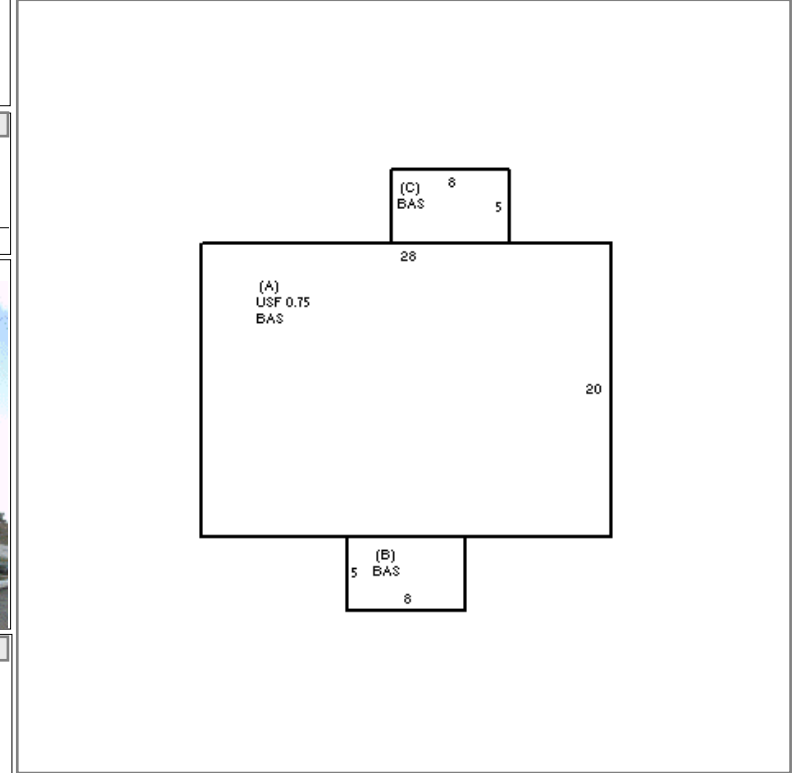
| CLASS | CLASS% | DESCRIPTION | | | | BN ID | BN | CARD | |
|--------|--------|---------------|------|--------|------|-------|-----|--------|--|
| 1010 | 100 | SINGLE FAMILY | | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % | |
| | | | | | | | | | |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|-------|----------|-----|-------|-----|----|------------|-----------|
| | | | | | | | | | | | | |

DETACHED

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 48,300 | |
| Infl1 | | | BUILDING | | |
| Infl2 | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |



BUILDING

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 1/11/2023 | LG |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | | |
| QUALITY | G | 1.35 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 2005 | SIZE ADJ | 1.040 |
|--------------|-------|------------|-------|
| NET AREA | 1,060 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$414 | OVERALL | 1.050 |
| CAPACITY | | UNITS | ADJ |
| STORIES(FAR) | 2 | 2 | 1.00 |
| ROOMS | 2 | 2 | 1.00 |
| BEDROOMS | 2 | 2 | 1.00 |
| BATHROOMS | 2 | 2 | 1.00 |
| FIXTURES | 6 | \$4,200 | |
| UNITS | 0 | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|-----------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BAS AREA | 560 | 2005 | 447.80 | 250,766 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 | A | USF | L | UP-STRY FIN | 420 | 2005 | 352.46 | 148,033 |
| ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BAS AREA | 80 | 2022 | 447.79 | 35,823 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | | | | | | | | |
| FLOOR COVER | | | 1.00 | | | | | | | | |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOLING | 0 | | 1.00 | | | | | | | | |
| FUEL SOURCE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 438,822 |
|----------------|------------|
| CONDITION ELEM | CD |
| | |
| EFF.YR/AGE | 2013 / 9 |
| COND | 09 09 % |
| FUNC | 80 UC |
| ECON | 0 |
| DEPR | 89 % GD 11 |
| RCNLD | \$48,300 |