

Key: 2439

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.492

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
CONNOLLY EOIN P & KERRY Q 396 NEW SCOTLAND SOUTH RD SLINGERLANDS, NY 12159						46-218-0				5 BLACKFISH RD			
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)	
CONNOLLY EOIN P & KERRY Q						09/28/2018		QS		485,000		31565-50	
SCHMALBACH KATHARINE L						02/09/1989		99		1312-1187+			
SCHMALBACH CHARLES L&KATH						12/20/1982		G		5,000		1312-1187+	

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	%
22-271X	06/28/2022	4	REHAB	34,780	10/14/2022	LG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 14 1.00		1 1.00	1 1.00	414,115	1.00	1 1.00	R03	1.15		320,940
300	A	0.336 14 1.00		1 1.00	1 1.00	31,625	1.00	1 1.00	R03	1.15		10,630

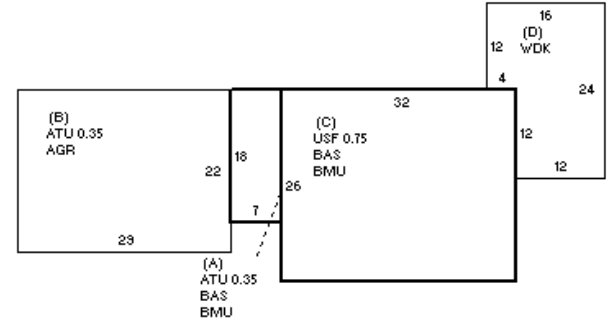
TOTAL	1.111 Acres				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER				N O T E	9/28/19 SF chng per Bk 31565 Pg 50. PTD IN REAR OF SFR.			LAND	331,600	250,700
Inf1	NO ADJ					LAND BUILDING	466,300	389,900	DETACHED	300	300
Inf2	NO ADJ					OTHER	0	0	TOTAL	798,200	640,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 A-	0.70 12*16		192	2.30	300

PHOTO 10/14/2022

10/14/2022



ATU@HIGHEST PEAK=5'11"; ACCESS VIA DOOR FROM 2ND FLR BR

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/21/2015	FC
MODEL	1		RESIDENTIAL	LIST	10/16/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1981	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	666,096
NET AREA	1,582	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	958		77.22	73,976	CONDITION ELEM	CD
\$NLA(RCN)	\$421	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	958	1981	325.32	311,659		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	ATU	N	UNFIN ATTIC	267		87.06	23,246		
STORIES(FAR)	1.75	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	638		94.59	60,350		
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00	C	USF	L	UP-STRY FIN	624	1981	253.47	158,167		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	336		54.71	18,384		
BATHROOMS	2	1.00		HEATING/COOLING	5	ELECTRIC	0.95	F21	O	FPL 2S 1OP	1		16,114.30	16,114			
FIXTURES	6	\$4,200		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
EFF.YR/AGE 1992 / 30																	
COND 30 30 %																	
FUNC 0																	
ECON 0																	
DEPR 30 % GD 70																	
RCNLD \$466,300																	