Key: 2484

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,545

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRISTIAN TIMOTHY F & NATSUMI 35 SHADOW LN LARCHMONT, NY 10538	46-267-0	21 TOWN HALL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTIAN TIMOTHY F & NAT	09/14/2022	F	1	35362-211
CHRISTIAN TIMOTHY F	04/28/2017	F	75,987	30451-218
CHRISTIAN TIMOTHY F & ROS	07/29/2013	QS	479,000	27578-192

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

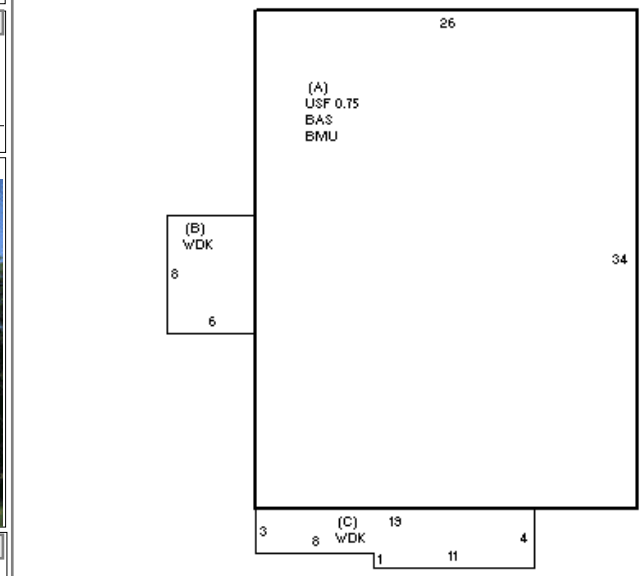
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-098	05/21/2014	90	BP NVC	3,000	09/17/2014	FC	100	100
14-063	04/29/2014	10	ALL OTHERS	15,000	09/17/2014	FC	100	100
13-331	12/23/2013	90	BP NVC	4,000	09/17/2014	FC	100	100
08-194	10/01/2008	90	BP NVC	1,000	04/21/2009	JH	100	100
07-254	11/06/2007	90	BP NVC	1,500	05/27/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.758	14 1.00	L6 0.95	1 1.00	598,666	1.02	1 1.00	V5 1.75			460,780

TOTAL	33,037 SF	ZONING	RES	FRNT	0
Nbhd	TRURO CENTER	NOTE	LOC ADJ 5%=ABUTS TRURO DPW		
Infl1	LOC ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	460,800	400,600
BUILDING	257,900	223,400
DETACHED	0	0
OTHER	0	0
TOTAL	**718,700**	**624,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/14/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2023	LG
LIST	9/17/2014	EST
REVIEW	11/29/2010	MR

BLDG COMMENTS

CHECK IF UPPER FLOOR IS STILL UNHEATED.
FUNC 5%.

YEAR BLT	1962	SIZE ADJ	1.020
NET AREA	1,547	DETAIL ADJ	1.000
$NLA(RCN)	$379	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	884		82.37	72,812
A	BAS	L	BAS AREA	884	1962	347.01	306,757
A	USF	L	UP-STRY FIN	663	1962	270.37	179,256
+	WDK	N	ATT WOOD DECK	116		68.66	7,965
	F21	O	FPL 2S 1OP	1		17,188.60	17,189
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	586,079

CONDITION ELEM	CD

EFF.YR/AGE	1962 / 60	
COND	51	51 %
FUNC	5	FUNC
ECON	0	
DEPR	56	% GD 44
RCNLD		$257,900