

Key: 2515

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.583

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
CANAVARI JOHN R & SUSAN B 330 WEST 72ND ST, APT 8A NEW YORK, NY 10023		46-305-0		3 ERLINDA RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CANAVARI JOHN R & SUSAN B		08/16/1993	QS	66,250	8729-209

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 %
21-242	07/13/2021	2	ADDITION	50,000	11/18/2021	LG	100 100
02-047	09/12/2002	20	NO PERMIT	3,000	08/16/2002	BT	100 100
95-053	03/07/2002	6	SHED	100,000	06/01/1996		100 100
	04/26/1995	1	SINGLE FAM R				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	468,130	1.00 1	1.00 R05	1.30			362,800
300	A	0.005 14	1.00 1	1.00 1	1.00	35,750	1.00 1	1.00 R05	1.30			180

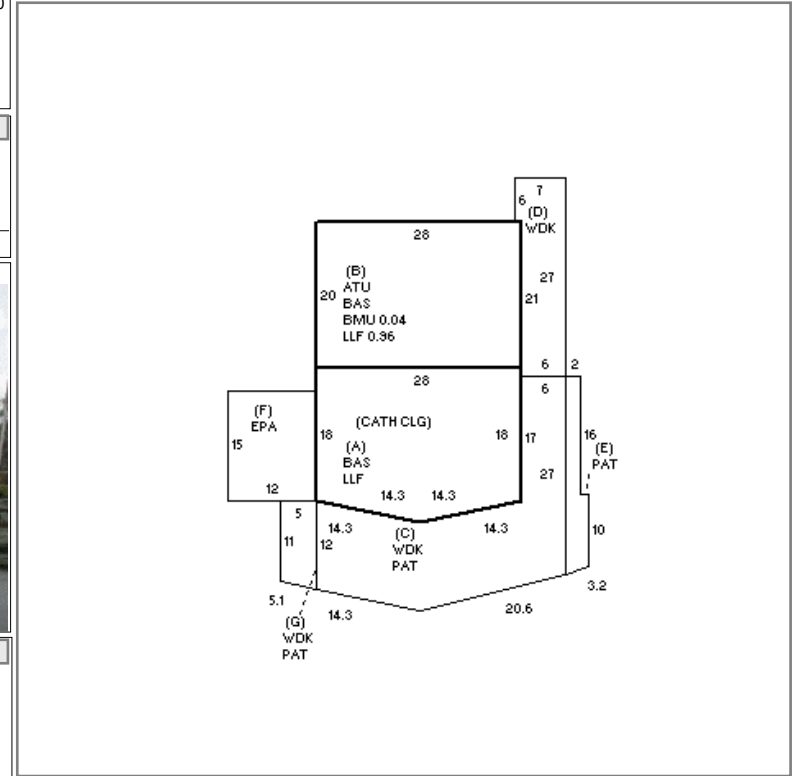
DETACHED

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TRURO CENTER	NOTE				LAND	363,000	279,200
Inf1	NO ADJ		BUILDING	644,000	529,700			
Inf2	NO ADJ		DETACHED	3,200	3,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,010,200</b>	<b>811,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.18 G	0.90 12*16	2002	192	18.34	3,200	02/17/2022



**BLDG COMMENTS**  
Two minisplits. ATU is closed off unfinished upper story space (not a loft).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	LG
MODEL	1		RESIDENTIAL	LIST	3/16/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	882,158
NET AREA	2,190	DETAIL ADJ	1.005	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,084	1995	257.68	279,328	CONDITION ELEM	CD
\$NLA(RCN)	\$403	OVERALL	1.140	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	546	1995	398.22	217,431		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	22		107.09	2,356		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	BAS	L	BAS AREA	560	1995	398.22	223,005		
				FLOOR COVER	1	HARDWOOD	1.00	B	ATU	N	UNFIN ATTIC	560		106.04	59,380		
				INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	621		17.21	10,686		
				HEATING/COOLING	8	HEAT PUMP	1.04	+	WDK	N	ATT WOOD DECK	725		59.09	42,842		
				FUEL SOURCE	3	ELECTRIC	1.00	F	EPA	N	ENCL PORCH	180		172.75	31,094		
									GFP	O	GAS FIREPLACE	1		11,835.70	11,836		
									ODS	O	OUT DOOR SHOWER	1		0.00			

EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$644,000