

Key: 3173

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.290

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AMBROSE DENNIS W 245 ROSELAND LN CANANDAIGUA, NY 14424				53-26-0				45 FISHER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AMBROSE DENNIS W				02/07/2020	A	1	32678-72				
AMBROSE MARCIA S LIFE EST				11/09/2018	A	100	31654-134				
AMBROSE MARCIA S				04/09/2007	99		21922-172				

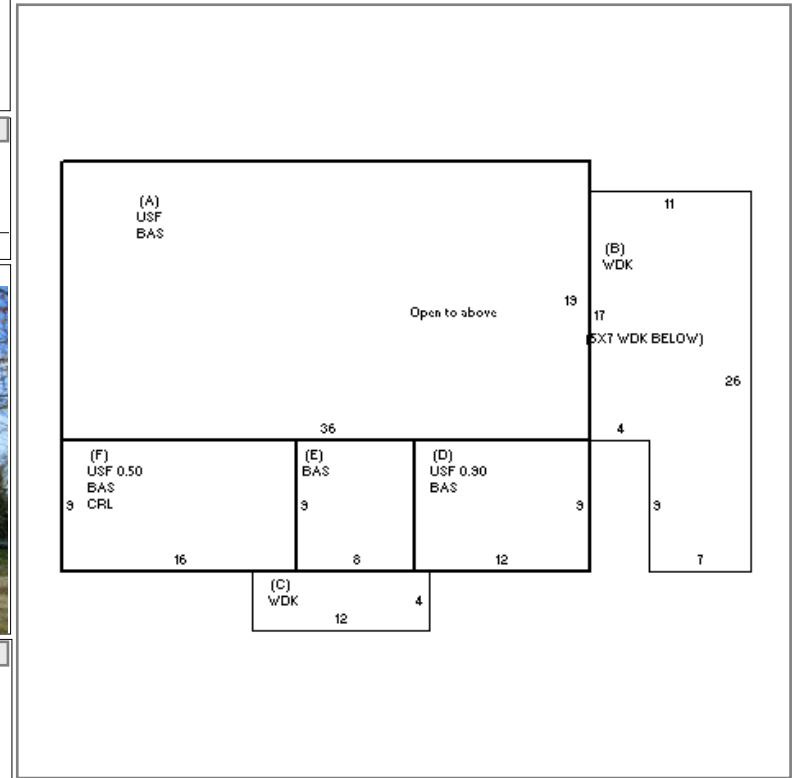
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-250X	09/14/2020	90	BP NVC	2,250	12/28/2020	LG	100	100
20-163	06/30/2020	3	REPAIR/REMOD	175,000	11/16/2021	LG	100	100
20-047	02/19/2020	3	REPAIR/REMOD	2,000	12/28/2020	LG	100	100
08-001	01/04/2008	90	BP NVC	300	04/16/2009	JH	100	100
07-213	09/26/2007	90	BP NVC	3,500	05/30/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.546	15	1.00	1	1,296,360	1.27	1	1.00	V15	3.60	901,890

TOTAL	23,790 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	11/9/18 SF formerly 23,958. WELL ON THIS PCL ALSO SERVICES 53-025 PER 6/00 SEPTIC PLAN.			LAND	901,900	784,200
Inf1	NO ADJ		BUILDING	620,300	509,600			
Inf2	NO ADJ		DETACHED	900	800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,523,100</b>	<b>1,294,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75		64	16.47	800
PTD	A	1.00	A 0.75 UNDER WDK 6"	2020	60	2.30	100



BLDG COMMENTS  
11/16/2021 Interior data estimated from Bldg Plan & photos pending Assessor access.

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/20/2015	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,030
NET AREA	1,861	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	936	1972	377.51	353,349	CONDITION ELEM	CD
\$NLA(RCN)	\$358	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	853	1972	291.13	248,337		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	298		67.22	20,033		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	BAS	L	BAS AREA	72	1972	377.50	27,180		
				FLOOR COVER	1	HARDWOOD	1.00	F	CRL	N	CRAWL SPACE	144		50.97	7,340		
				INT. FINISH	2	DRYWALL	1.00	WDK	N	N	ATT WOOD DECK	35		108.30	3,791		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 2015 / 7													
				COND 07 07 %													
				FUNC 0													
				ECON 0													
				DEPR 7 % GD 93													
				RCNLD \$620,300													