

Key: 3203

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.320

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ENGELHARDT THOMAS M & GARRITY NANCY J 817 WEST END AVE NEW YORK, NY 10025				53-59-0				3 BENSON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ENGELHARDT THOMAS M &				04/15/1988	O	300,000	6215-115				

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 %
REVIEW	05/08/2023	4	REHAB		05/08/2023	JN	100 100
22-286	07/12/2021	9	DECK		10/18/2022	LG	100 100
21-180	05/19/2021	80	SOLAR TAXABL	37,152	08/17/2021	LG	100 100
15-154	06/09/2015	90	BP NVC	8,000			100 100
94-132	10/05/1994	2	ADDITION	50,000	09/15/1995		100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.730	15	1.00	1	990,275	1.04	1	1.00	V12	2.75	753,410

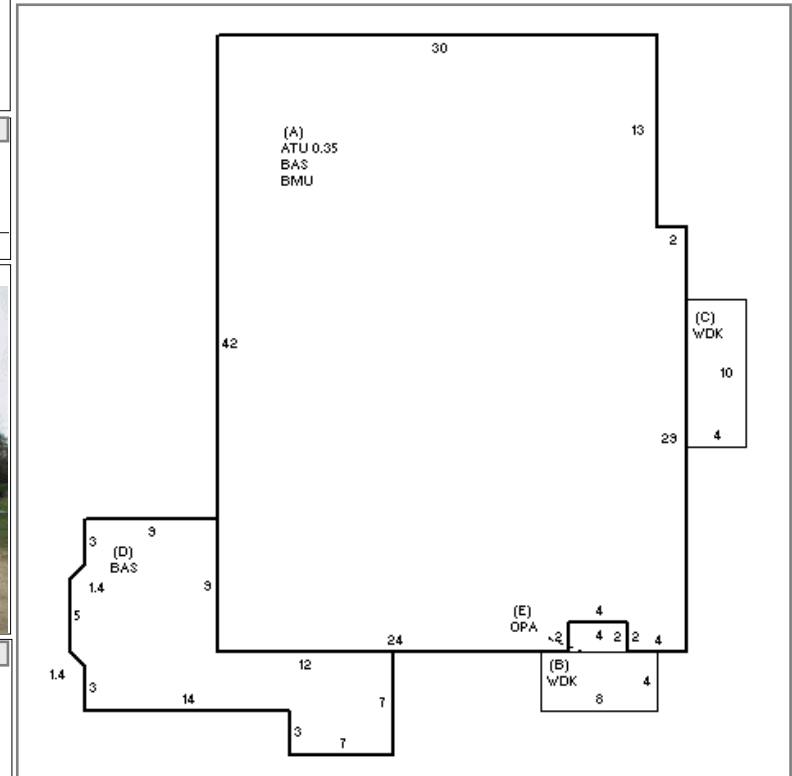
TOTAL	31,799 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE	FY11 VW INCR PER FIELD REV= SAME AS 53-58.			LAND	753,400	655,100
Inf1	NO ADJ		LAND	428,700	350,400			
Inf2	NO ADJ		DETACHED	7,100	35,900			
			OTHER	137,000	0			
			TOTAL	1,326,200	1,041,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHC	A	1.00	A 0.75 11*25		275	18.94	3,900
WDK	G	1.18	G 0.90 11*25		275	12.98	3,200



PHOTO	10/18/2022
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/9/2019	LG
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	630,446		
NET AREA	1,502	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	1,310		70.10	91,834	CONDITION ELEM	CD		
\$NLA(RCN)	\$420	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATU	N	UNFIN ATTIC	459		85.39	39,193				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	72		82.48	5,938				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,502	1940	314.39	472,210				
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	8		148.20	1,186				
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1			15,884.10	15,884				
				HEATING/COOLING	1	FORCED AIR	1.00	ODS	O	OUT DOOR SHOWER	1			0.00					
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1980 / 42
STORIES(FAR)		1	1.00															COND	32 32 %
ROOMS		5	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	32 % GD 68
FIXTURES		6	\$4,200															RCNLD	\$428,700
UNITS		0	1.00																

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

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	%

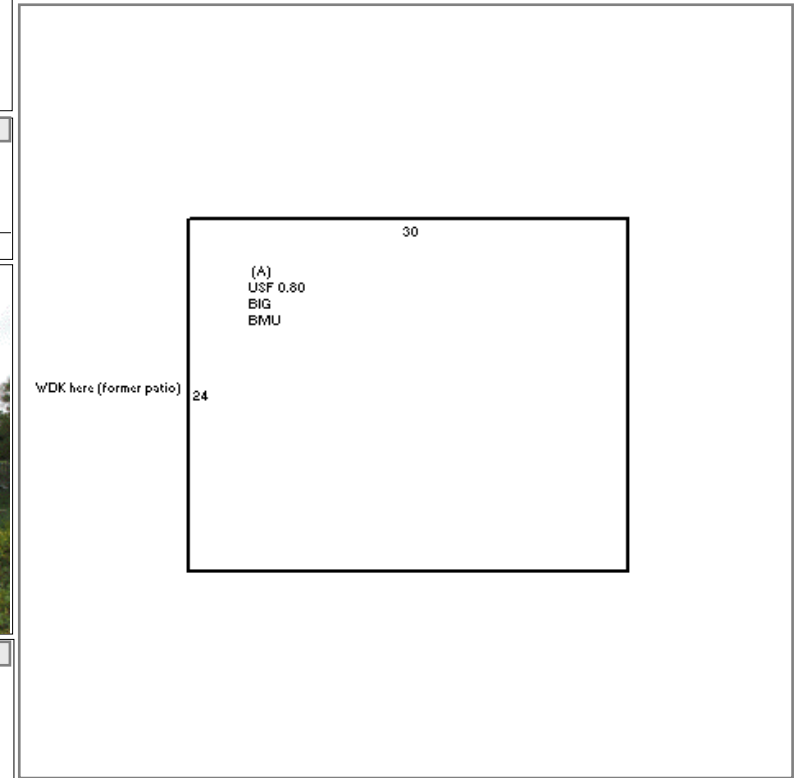
LAND

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	137,000	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/1/2019	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	5/8/2023	JN
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
4th BR and 3rd BA (3 fx), Kitchenette sink and util. sink in Garage bldg (no oven). Unfinished studio space below.

G

YEAR BLT	1940	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	236,155	
NET AREA	576	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		72.64	52,297	CONDITION ELEM CD		
\$NLA(RCN)	\$410	OVERALL	0.900	EXT. COVER	1	WOOD SHINGLES	1.00	A	BIG	N	BUILT-IN GARAGE	720		69.00	49,680			
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	576	1940	228.09	131,378			
STORIES(FAR)		UNITS	1	ROOF COVER	1	ASPHALT SHINGLE	1.00											
ROOMS		ADJ	1.00	FLOOR COVER	6	OTHER	1.00											
BEDROOMS			1.00	INT. FINISH	2	DRYWALL	1.00											
BATHROOMS			1.00	HEATING/COOLING	12	OTHER	1.00											
FIXTURES			\$2,800	FUEL SOURCE	8	NONE	1.00											
UNITS			1.00															
																EFF.YR/AGE	1970 / 52	
																COND	42 42 %	
																FUNC	0	
																ECON	0	
																DEPR	42 % GD 58	
																RCNLD	\$137,000	