

Key: 3394

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.524

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
32 COOPER ROAD LLC MGR: SARAH L LUTZ PO BOX 515 GERMANTOWN, NY 12526-0515		58-4-0	21 COOPER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
32 COOPER ROAD LLC		08/27/2014	F	(204275)
LUTZ SARAH L &		12/09/1996	J	(142910)
LUTZ SARAH L		02/22/1996	F	(139856)

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 %
23-246	06/21/2023	80	SOLAR TAXABL	53,880			0 0
22-253	06/07/2022	5	DEMO		07/21/2022	LG	100 100
22-253	06/07/2022	1	SINGLE FAM R	2,300,000	12/08/2022	LG	10 10
16-196X	09/12/2016	99	ALL OTHER	2,900	12/30/2016	LG	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	2,520,700	1.00	1	1.00	WF3	7.00	1,953,540
300	A	7.375	15	1.00	1	192,500	0.82	1	1.00	WF3	7.00	1,170,960
350	A	1.550	15	1.00	1	6,900	0.80	1	1.00	TWP	1.00	8,600
400	F	300	15	1.00	1	1,820	1.00	1	1.00	WF3	7.00	546,000

DETACHED

TOTAL	9.700 Acres	ZONING	RES	FRNT	562	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	NO VIEW FROM HOUSE. FY09 VW = WF2 & LOC ADJ			LAND	3,679,100	3,206,700
Infl1	NO ADJ	O	PER AREA REVIEW. FY11=DELETED LOC ADJ PER			BUILDING	450,500	486,900
Infl2	NO ADJ	T	FIELD REV.			DETACHED	600	600
		E				OTHER	104,300	0
						TOTAL	4,234,500	3,694,200

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
OSH	A	1.00	A 0.75 10X20	2016	120	6.90	600	01/05/2023



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2019	LG
MODEL	1		RESIDENTIAL	LIST	7/26/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

40

(A)
USF 0.75
BAS
BMU

28

(B)
PAT

10

14

YEAR BLT	1962	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,960	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	1,120		76.66	85,858
\$NLA(RCN)	\$359	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,120	1962	337.47	377,970
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	840	1962	260.26	218,616
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	PAT	N	PATIO	140		19.44	2,722
				FLOOR COVER	5	VINYL	1.00	F21	O	O	FPL 2S 1OP	1		16,716.10	16,716
				INT. FINISH	3	WOOD PANEL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	703,982	
CONDITION ELEM	CD	
EFF.YR/AGE	1975 / 47	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$450,500	

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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	%

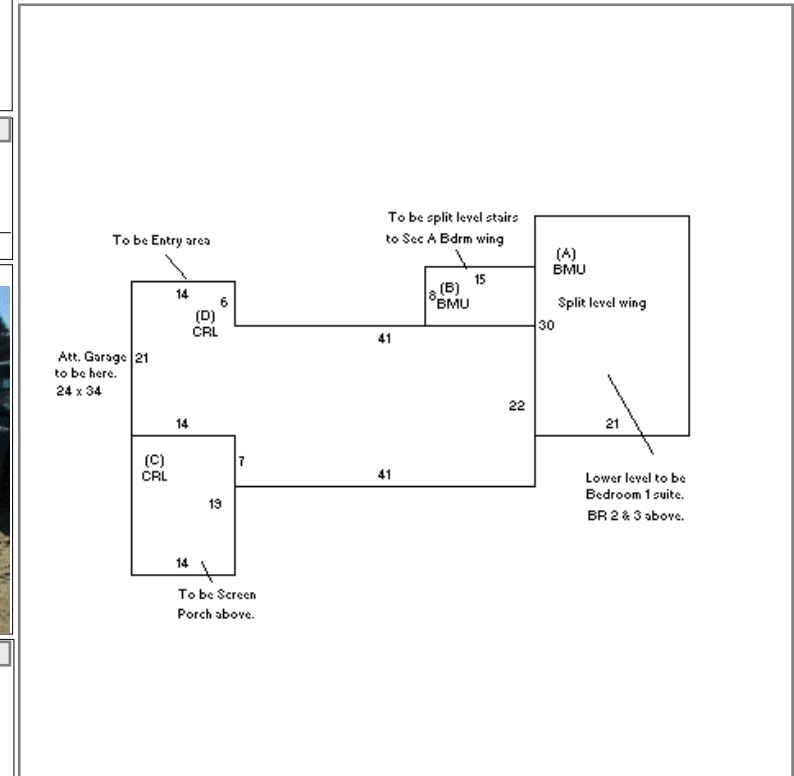
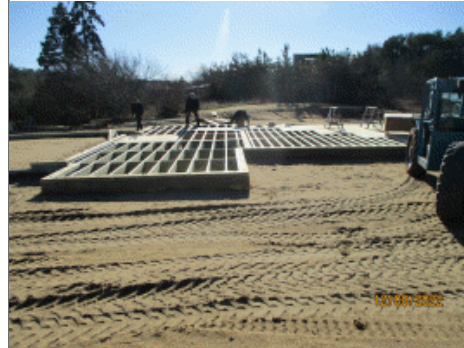
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	104,300	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/08/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			
STYLE	0	1.00	[100%]	REVIEW			
QUALITY		1.00	[100%]				
FRAME		1.00	[100%]				

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	104,312
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	3	CONTIN WALL	1.00	+	BMU	N	BSMT UNFINISHED	750		76.14	57,103	CONDITION ELEM	CD
\$NLA(RCN)	\$0	OVERALL	1.000	EXT. COVER	0		1.00	+	CRL	N	CRAWL SPACE	1,462		32.29	47,209		
CAPACITY		UNITS	ADJ	ROOF SHAPE	0		1.00										
STORIES(FAR)		1	1.00	ROOF COVER	0		1.00										
ROOMS		0	1.00	FLOOR COVER	0		1.00										
BEDROOMS		0	1.00	INT. FINISH	0		1.00										
BATHROOMS		0	1.00	HEATING/COOLING	0		1.00										
FIXTURES		0	1.00	FUEL SOURCE	0		1.00										
UNITS		0	1.00														
EFF.YR/AGE																2022 / 0	
COND																0 0 %	
FUNC																0	
ECON																0	
DEPR																0 % GD 100	
RCNLD																\$104,300	