

Key: 3461

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.594

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
FINKELSTEIN SEPARATE TRUST TRS: FINKELSTEIN MICHAEL O 2628 BROADWAY #29A NEW YORK, NY 10025										59-4-0				3 COOPER RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
FINKELSTEIN SEPARATE TRUS										03/03/2014		A		(202809)			
FINKELSTEIN THERESA O TR										07/12/2000		H		(158349+)			
FINKELSTEIN THERESA O EST										09/24/1998		99		(D740463)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-065X	02/23/2022	4	REHAB	22,000	03/17/2022	LG	100	100
22-025X	01/19/2022	4	REHAB	6,825	03/17/2022	LG	100	100
18-443X	12/11/2018	90	BP NVC	12,000	01/25/2019	LG	100	100
18-011X	01/09/2018	90	BP NVC	6,000	01/10/2020	LG	100	100
		30	CHECK DATA		12/06/2012	FC	100	100

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	1.00	1	1.00	V12	2.75		767,460
300	A	1.284	15	1.00	1	1.00	1	1.00	V12	2.75		97,100

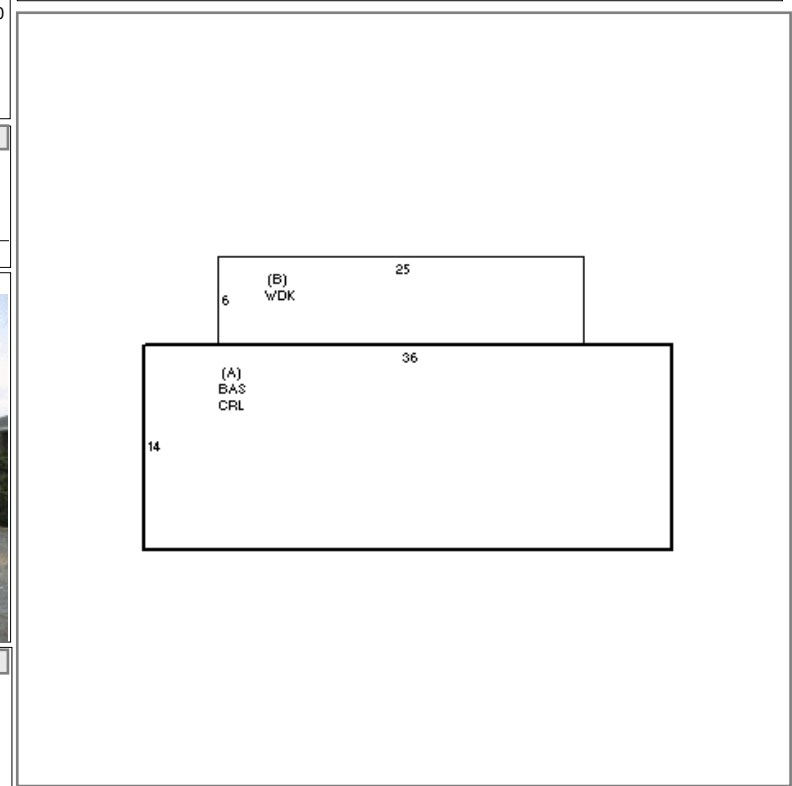
TOTAL	2.059 Acres		ZONING	RES	FRNT	314	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N O T E	Additional 268.41' frontage on Rich Road. PTD+WDK ATT TO POOL. FURNACE IN SHC.			LAND	864,600	751,700
Infl1	NO ADJ			BUILDING	135,900	107,500			
Infl2	NO ADJ			DETACHED	28,100	26,900			
				OTHER	645,600	547,000	TOTAL	1,674,200	1,433,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	A	1.00	A 0.75 22'44		968	30.24	22,000
PTD	A	1.00	A 0.75 IRREG		604	2.30	1,000
SHC	A	1.00	A 0.75 10*12		120	20.42	1,800
SHF	L	0.83	P 0.45 6*8		48	14.25	300
WDK	A	1.00	A 0.75 IRREG 16*40		288	11.00	2,400
WDK	A	1.00	A 0.75 BY ASH 8*9		72	11.00	600



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/26/2010	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2021	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	504	DETAIL ADJ	1.000	FOUNDATION			1.00
\$NLA(RCN)	\$369	OVERALL	0.950	EXT. COVER	1	WOOD SHINGLES	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPHALT SHINGLE	1.00
				FLOOR COVER	5	VINYL	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOLING	5	ELECTRIC	0.95
				FUEL SOURCE	3	ELECTRIC	1.00



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	186,159
A	CRL	N	CRAWL SPACE	504		41.30	20,816	CONDITION ELEM	CD
A	BAS	L	BAS AREA	504	1971	305.88	154,165		
B	WDK	N	ATT WOOD DECK	150		60.52	9,078		

EFF.YR/AGE	1995 / 27	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD	\$135,900	

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FINKELSTEIN SEPARATE TRUST				59-4-0				3 COOPER RD				
TRS: FINKELSTEIN MICHAEL O				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
2628 BROADWAY #29A												
NEW YORK, NY 10025												

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

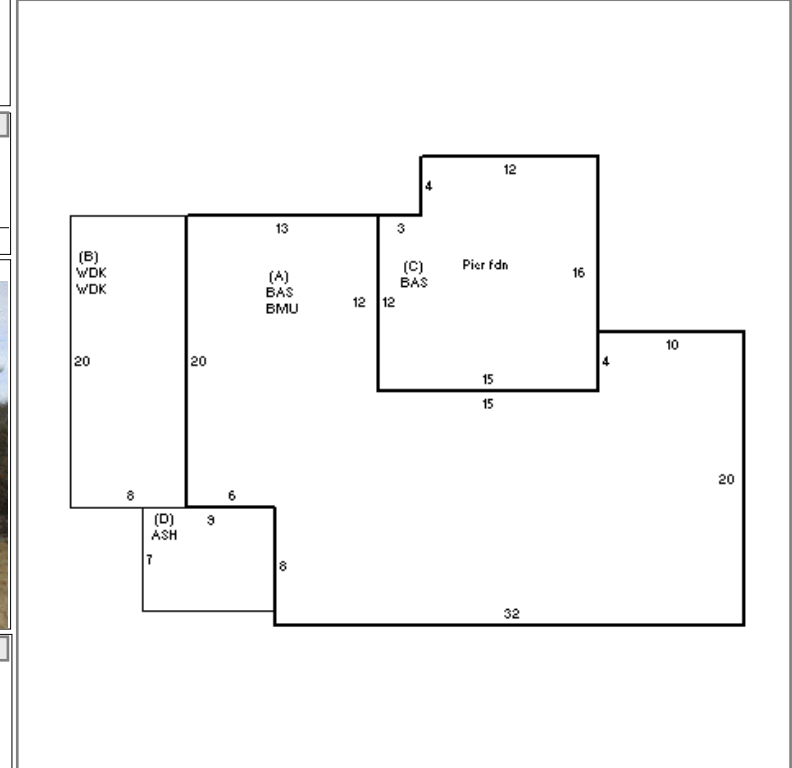
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	299,100	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 Bldg 2: HAS KITCH W/OVEN PER DEC 2012 LIST.
 ODS HAS TOILET + SINK.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/26/2010	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	984	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$428	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	2	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	15	FHW/DCTLS AC	1.03
FIXTURES	5	\$3,500		FUEL SOURCE	1	OIL	1.00
UNITS	0	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	756		82.34	62,251
B	WDK	N	ATT WOOD DECK	320		55.25	17,679
+	BAS	L	BAS AREA	984	1971	328.51	323,256
D	ASH	N	ATT SHED	63		45.32	2,855
	F11	O	FPL 1S 10P	1		11,715.90	11,716
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	421,258
CONDITION ELEM	CD
EFF.YR/AGE	1993 / 29
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$299,100

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TRS: FINKELSTEIN MICHAEL O				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
2628 BROADWAY #29A												
NEW YORK, NY 10025												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				3	3 of 3	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	346,500	
Inf1					
Inf2					

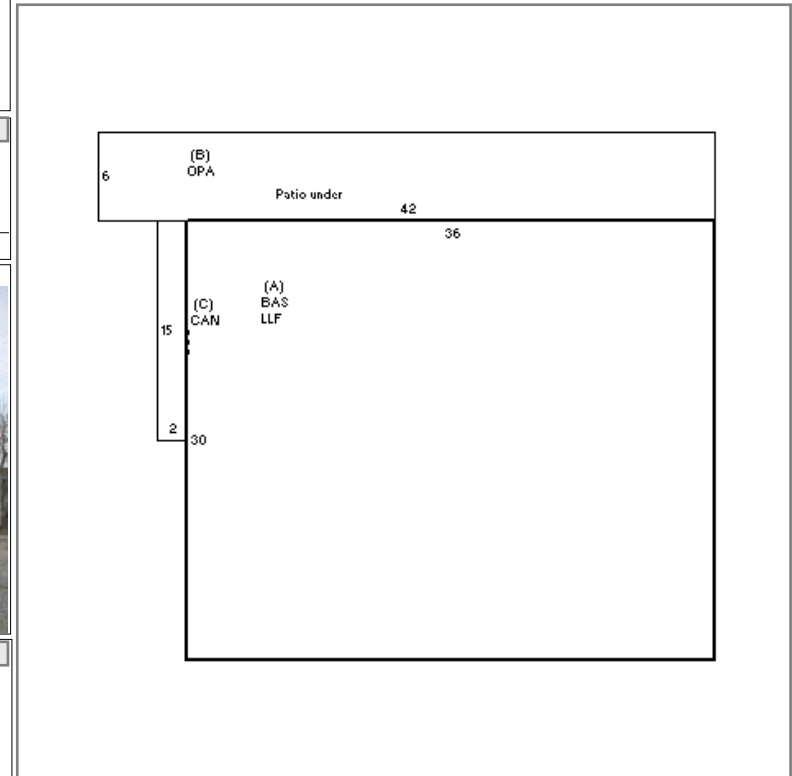
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

Building 3



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/10/2020	LG
MODEL	1		RESIDENTIAL	LIST	7/26/2010	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	2,160	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	\$5,600
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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	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	LLF	L	LOWER LEVEL FIN	1,080	1956	200.48	216,524
A	BAS	L	BAS AREA	1,080	1956	309.83	334,617
B	OPA	N	OPEN PORCH	252		71.60	18,044
C	CAN	N	CANOPY	30		47.23	1,417
	F11	O	FPL 1S 10P	1		11,049.70	11,050

TOTAL RCN	587,251
CONDITION ELEM	CD
EFF.YR/AGE	1971 / 51
COND	41 41 %
FUNC	0
ECON	0
DEPR	41 % GD 59
RCNLD	\$346,500