

Key: 473

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 369

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCSHARAR JOHN T & MARGARET L 79 MADISON AVE GARNERVILLE, NY 10923-1306		21-4-12		174 SHORE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCSHARAR JOHN T & MARGARET		08/11/2008	U	265,000	23094-52
ABOOKIRE SUSAN &		12/17/2001	QS	136,000	14582-054
SCHNABEL DANIEL & ROBERTA		09/17/1999	99		12548-114

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1020	100	CONDOMINIUM				1	1 of 1
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	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE PILGRIM BEACH CONDO				LAND	0	0
Inf1			BUILDING	446,700	388,700			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>446,700</b>	<b>388,700</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
WATERFRONT EFFICIENCY UNIT IN 5-UNIT BLDG "A". SF FROM PLAN 2/24/14. 4/21/2023 Owner spoke w/Principal Assessor & confirmed that there have been no updates.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2023	LG
MODEL	10		CONDO	LIST	4/21/2023	JN
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.170
NET AREA	331	DETAIL ADJ	1.426
\$NLA(RCN)	\$1,646	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	2	1.00	
BEDROOMS	1	.97	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	4.96	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	12	PILGRIM BEACH	1.09
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	331	1955	1,639.50	542,674

TOTAL RCN	544,774
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1965 / 57
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$446,700