

Key: 5553

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.873

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BROUS IRA J & ANNE S 293 CURTIS RD ITHACA, NY 14850				35-145-0				4 STARBUCK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROUS IRA J & ANNE S				07/08/2005	QS	1,010,000	(177247)				
RITTER JOHN L &				03/24/2000	QS	157,000	(157008)				
ROUTE SIX REALTY TR				03/02/2000	F		(156782)				

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	%
00-173	12/07/2000	1	SINGLE FAM R	400,000	07/16/2003	BT	100	100

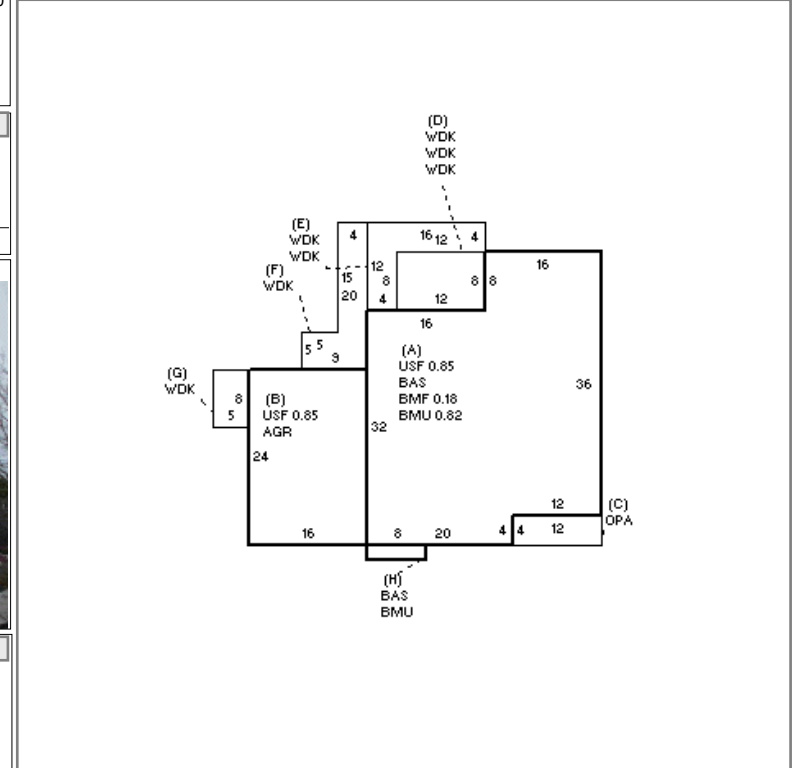
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1.00	1	1.00	630,175	1.00	1	1.75
300	A	0.585	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.75

DETACHED

TOTAL	1.360 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE PER 8/12 MEAS, NO VIEW FROM 1ST FLR BUT NO ACCESS TO 2ND FLR.	LAND	516,500	449,100			
Infl1	NO ADJ		BUILDING	980,200	811,000			
Infl2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,496,700</b>	<b>1,260,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/26/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	LVM
QUALITY	G	1.35	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	5/26/2021 Owner verified interior information via phone (C-19), estimated 10x20 BMF.		

INDING

YEAR BLT	2001	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,240,714		
NET AREA	2,385	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	921		109.44	100,793	CONDITION ELEM	CD		
\$NLA(RCN)	\$520	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	BMF	N	BSMT FINISH	199		216.86	43,155				
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	BAS	L	BAS AREA	1,120	2001	461.06	516,391				
STORIES(FAR)	1.85	1.00	ROOF COVER	1.00	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,265	2001	346.40	438,202				
ROOMS	0	1.00	FLOOR COVER	1.00	1	HARDWOOD	1.00	B	AGR	N	ATTACHED GARAGE	384		149.65	57,465				
BEDROOMS	4	1.00	INT. FINISH	1.00	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	48		171.68	8,241				
BATHROOMS	3	1.00	HEATING/COOLING	1.03	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	625		68.42	42,762				
FIXTURES	9	\$6,300	FUEL SOURCE	1.00	2	GAS	1.00	GFP	O	GAS FIREPLACE	2			13,703.35	27,407				
UNITS	0	1.00						ODS	O	OUT DOOR SHOWER	1			0.00					
																EFF.YR/AGE	2001 / 21		
																COND	21 21 %		
																FUNC	0		
																ECON	0		
																DEPR	21	% GD	79
																RCNLD	\$980,200		