

Key: 5672

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.925

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533						7-5-2				544 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						BEINER RAYMOND & NANCY LU				08/24/2020	QS	549,000	33194-170
PETRIE FIONA L				05/18/2016	QS	460,000	29659-240						
FORLIVIO WANDA SMITH &				10/25/2004	A	260,000	19164-346						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP 03-020	09/03/2020	20	NO PERMIT		10/07/2020	LG	100	100
	01/29/2003	90	BP NVC	800			100	100
	01/01/2003	50	SPLIT SUB				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BAY BEACH TOWNHOMES CONDO				LAND	0	0
Infl1			BUILDING	807,600	641,400			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>807,600</b>	<b>641,400</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/20/2023

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	LG
MODEL	10		CONDO	LIST	6/3/2014	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
 SF FROM PLAN 2/21/14. OPA AREA = 5x26  
 REAR/DOWN AND 5x26 REAR/UP. UNIT HAS 25x30  
 ATTIC/STORAGE ABOVE = COMMON AREA.  
 TOWNHOUSE STYLE (2 FLRS)

BUILDING

YEAR BLT	1963	SIZE ADJ	0.825	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	897,305			
NET AREA	1,250	DETAIL ADJ	1.163	COMPLEX	21	BAY BEACH	1.00	BAS	L		BASE CONDO AREA	623	1963	780.56	486,291	CONDITION ELEM CD				
\$NLA(RCN)	\$718	OVERALL	1.000	CONDO STYLE	9	TOWNHOUSE	0.85	USF	L		UP-STRY FIN	627	1963	624.45	391,530	EXTERIOR	A			
				BASEMENT	4	CRAWL	1.00	OPA	N		OPEN PORCH	260		53.40	13,884	INTERIOR	G			
				HEATING	9	WARM/COOL AIR	1.02											KITCHEN	U	
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	U	
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	U	
				VIEW/LOC	6	EXCELLENT	1.35											EFF.YR/AGE		1989 / 33
																		COND	10	10 %
																		FUNC	0	
																		ECON	0	
																		DEPR	10	% GD 90
																		RCNLD		\$807,600