

Key: 5676

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.929

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRANCO AMERICO & OLGA 46 WINDSOR TERRACE YONKERS, NY 10701				7-5-6				544 SHORE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FRANCO AMERICO & OLGA				01/23/2006	QS	595,000	20675-68
				ERAMIAN ROBERT G & CORAL SANDS LLC				03/06/2002	QS	395,000	14896-214
				04/23/2001	QS	1,250,000	13751-184+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	01/01/2003	50	SPLIT SUB				100	100

LAND

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

DETACHED

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
		N BAY BEACH TOWNHOMES CONDO=NEW FY04				LAND	0	0
		NOTE				BUILDING	748,500	594,300
						DETACHED	0	0
						OTHER	0	0
						TOTAL	748,500	594,300

BUILDING

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



BLDG COMMENTS
SF FROM PLAN 1/17/14. OPA=5x26 REAR/DOWN+ 5x26 REAR/UP. HAS EXCLUSIVE USE OF BMU 66 SF. (ATTIC IS COMMON AREA.). TOWNHOUSE STYLE (2 FLRS).

UNIT 6=3RD ONE FROM RIGHT (STREET SIDE)

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	LG
MODEL	10		CONDO	LIST	9/4/2013	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1963	SIZE ADJ	0.825	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	870,345
NET AREA	1,254	DETAIL ADJ	1.124	COMPLEX	21	BAY BEACH	1.00		BAS	L	BASE CONDO AREA	625	1963	753.43	470,896	CONDITION ELEM	CD
\$NLA(RCN)	\$694	OVERALL	1.000	CONDO STYLE	9	TOWNHOUSE	0.85		USF	L	UP-STRY FIN	629	1963	602.75	379,128	EXTERIOR	A
				BASEMENT	3	1/2 AREA	1.00		BMU	N	BSMT UNFINISHED	66		33.89	2,237	INTERIOR	G
				HEATING	5	ELECTRIC	0.98		OPA	N	OPEN PORCH	260		53.40	13,884	KITCHEN	A
				FUEL SOURCE	3	ELECTRIC	1.00									BATHS	U
				PLUMBING	1	STANDARD	1.00									HEAT/ELEC	A
				VIEW/LOC	6	EXCELLENT	1.35										

EFF.YR/AGE	1977 / 45
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$748,500