

Key: 5902

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.007

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION				
<b>MARY H WELLS TRUST</b> <b>TRS: MARY H WELLS</b> <b>406 MAPLE DR</b> <b>FAYETTEVILLE, NY 13066</b>						<b>7-9-B</b>				<b>510 SHORE RD</b>				
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
						MARY H WELLS TRUST				09/09/2022	QS	1,125,000	35355-257	
WINER BRUCE 1997 FAMILY T				04/01/2004	A	600,000	18397-237							
BLUE NOTE LLC				12/30/2002	N	450,001	16167-91							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-217	05/31/2023	9	DECK	30,000			0	0
	03/24/2004	50	SPLIT SUB				100	100
03-026	02/04/2003	5	DEMO	2,500	02/14/2004	BT	100	100
02-256	12/17/2002	1	SINGLE FAM R	90,000	02/14/2004	BT	100	100

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		SEA HAVEN CONDO				LAND	0	0
Inf1		NOTE				BUILDING	1,108,900	964,700
Inf2			DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,108,900</b>	<b>964,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/03/2014



BUILDING	CD	ADJ	DESC	MEASURE	6/3/2014	FC
MODEL	10		CONDO	LIST	6/3/2014	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	7/12/2007	RJM
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
WATERFRONT.

BUILDING

YEAR BLT	2003	SIZE ADJ	0.790
NET AREA	1,439	DETAIL ADJ	1.101
\$NLA(RCN)	\$820	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$4,200
PCT COMM INT	30	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	26	SEAHAVEN	0.75
CONDO STYLE	1	CAPE	1.10
BASEMENT	5	NO BASEMENT	1.00
HEATING	7	FL./WALL FURN.	0.99
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	1,163	2003	844.14	981,737
A	USF	L	UP-STRY FIN	276	2003	675.31	186,386
D	WDK	N	ATT WOOD DECK	144		43.80	6,307
E	OPA	N	OPEN PORCH	16		64.05	1,025

TOTAL RCN	1,179,655
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2003 / 19
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94

RCNLD	\$1,108,900
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