

Key: 6887

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.367

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
BEINER RAYMOND & NANCY LUZ 6 PINEBROOK LOOP HOPEWELL JUNCTION, NY 12533						6-6-7				556 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						BEINER RAYMOND & NANCY LU				04/01/2022	U	675,000	35018-277
PETRIE FIONA L				03/31/2015	QS	449,000	28772-210						
LEXVEST SHORELINE LLC				11/10/2014	V	2,355,197	28499-278						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SVQ	02/01/2023	4	REHAB		02/01/2023	JN	100	100
20-027	02/04/2020	4	REHAB	5,400	10/01/2020	LG	100	100
SS15-9	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100	100
10-034	03/05/2010	4	REHAB	1,350,000	07/23/2012	DF	100	100
06-086	05/03/2006	10	ALL OTHERS	1,500	05/01/2007	RJM	100	100

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 FY15 SHORELINE BEACH CONDOMINIUMS				LAND	0	0
Inf1			BUILDING	762,500	639,300			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>762,500</b>	<b>639,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
 UNIT 7, CENTER-LEFT, 1ST FLOOR OF BUILDING B.  
 HAS 4 ELEC MINI-SPLIT UNITS (HEAT+A/C). 2/2/2022  
 List via phone with owners (post BP data verification).

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2023	LG
MODEL	10		CONDO	LIST	2/2/2022	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	2/6/2014	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	0.860
NET AREA	1,090	DETAIL ADJ	0.963
\$NLA(RCN)	\$736	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	10	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	46	SHORELINE BE	0.70
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	1	AREA FULL	1.00
HEATING	8	HEAT PUMP	1.02
FUEL SOURCE	3	ELECTRIC	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	1,090	1987	692.91	755,267
	BMU	N	BSMT UNFINISHED	33		33.91	1,119
	OPA	N	OPEN PORCH	144		53.40	7,690
	WDK	N	ATT WOOD DECK	999		36.50	36,464

TOTAL RCN	802,640
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	U
BATHS	U
HEAT/ELEC	U
EFF.YR/AGE	2005 / 17
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$762,500