

Key: 1157

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.138

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
URICCHIO MARC J & SUSAN M 27 POWDERHORN DR RIDGEFIELD, CT 06877				39-22-0				6 BAY VIEW PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
URICCHIO MARC J & SUSAN M				06/22/2004	99		11264-206+				
URICCHIO MARC J & SUSAN M				03/05/1998	A		11264-206				
URICCHIO MARC J & SUSAN M				11/21/1997	J		11075-048				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-103	06/30/2004	2	ADDITION	52,000	08/07/2006	FC	100	100
98-183	10/01/1998	4	REHAB	105,000	01/01/2001		100	100
94-153	11/30/1994	10	ALL OTHERS	6,000	06/17/1996		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	1,692,470	1.00	1	1.00	V17	4.70	1,311,660
300	A	0.035	11	1.00	1	129,250	1.00	1	1.00	V17	4.70	4,520

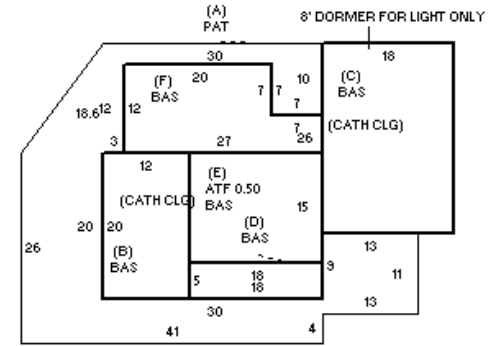
DETACHED

TOTAL	35,284 SF	ZONING	RES	FRNT	10	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	1,316,200	1,144,400
Inf1	NO ADJ		BUILDING	354,500	300,800			
Inf2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	380,500	322,800			
						<b>TOTAL</b>	<b>2,052,400</b>	<b>1,769,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	G 0.90 8X10	2000	80	16.47	1,200



**BLDG COMMENTS**  
NO CENTRAL HEAT (RINNAI GAS HEATER ONLY).  
Wood stove insert in LR. ATF is open loft to LR. YB ON BLDG#1=1921 PER OWNER.



NO BSMT (CRAWL ONLY)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/9/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,343	DETAIL ADJ	1.015	FOUNDATION	5	OTHER	1.00
\$NLA(RCN)	\$383	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00
<b>CAPACITY</b>				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	1	ADJ	1.00	ROOF COVER	2	WOOD SHINGLES	1.01
ROOMS	5		1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	13	NO HEAT	0.93
FIXTURES	6	\$4,200		FUEL SOURCE	8	NONE	1.00
UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PAT	N	PATIO	867		14.06	12,189
+	BAS	L	BAS AREA	708	1951	322.19	228,113
+	BAS	L	BAS AREA	635	1951	322.19	204,593
E	ATF	N	FINISHED ATTIC	135		168.29	22,719
	F21	O	FPL 2S 1OP	2		16,116.75	32,234
	GFP	O	GAS FIREPLACE	1		9,670.80	9,671
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	513,719	
CONDITION ELEM	CD	
EFF.YR/AGE	1986 / 36	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$354,500	

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27 POWDERHORN DR				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
RIDGEFIELD, CT 06877											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

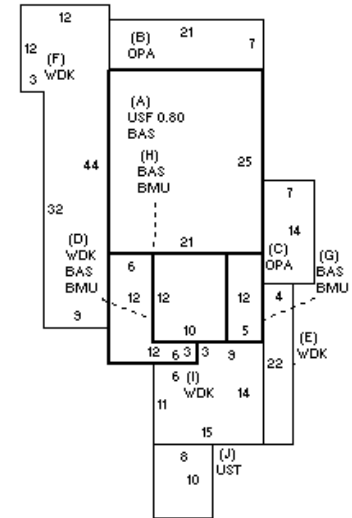
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	380,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
HEAT=FLR/WALL FURNACE (HAS ELEC BSBDs+1 ELEC RINNAI HEATER BUT NO FURNACE SO NO CENTRAL HEAT).



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2018	LG
MODEL	1		RESIDENTIAL	LIST	10/31/2018	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1901	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	551,426		
NET AREA	1,233	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	813	1901	375.93	305,630	CONDITION ELEM	CD		
\$NLA(RCN)	\$447	OVERALL	1.190	EXT. COVER	1	WOOD SHINGLES	1.00	+	A	L	UP-STRY FIN	420	1901	295.89	124,275				
				ROOF SHAPE	3	GAMBRELL	1.00	+	OPA	N	OPEN PORCH	245		86.88	21,286				
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BMU	N	BSMT UNFINISHED	288		101.10	29,117				
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	ATT WOOD DECK	832		55.78	46,413				
				INT. FINISH	5	OTHER	1.00	J	UST	N	UTILITY STORAGE	80		134.16	10,733				
				HEATING/COOLING	7	FL./WALL FURN.	0.98	GFP	O	GAS FIREPLACE	1			11,173.10	11,173				
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$380,500