

Key: 1218

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.204

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION								
COTE BRYAN R & JANINE B 51 HARTWELL RD WEST HARTFORD, CT 06117		39-90-0		15 PRIEST RD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
COTE BRYAN R & JANINE B		08/31/2018	N	660,000	31504-183							
GOLDEN ERIN M &		08/31/2018	F	1	31504-181							
GOLDEN ERIN M		06/08/2006	99		21076-98							
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	522,145	1.00	1	1.00	V4	1.45	404,660
300	A	0.515	11	1.00	1	39,875	1.00	1	1.00	V4	1.45	20,540

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
00-019	03/01/2000	6	SHED	2,780	01/01/2001		100	100
99-231	12/01/1999	2	ADDITION	100,000	01/01/2001		100	100
99-089	05/01/1999	10	ALL OTHERS	5,000	01/01/2001		100	100
98-111	06/01/1998	10	ALL OTHERS	7,000	04/01/1999		100	100

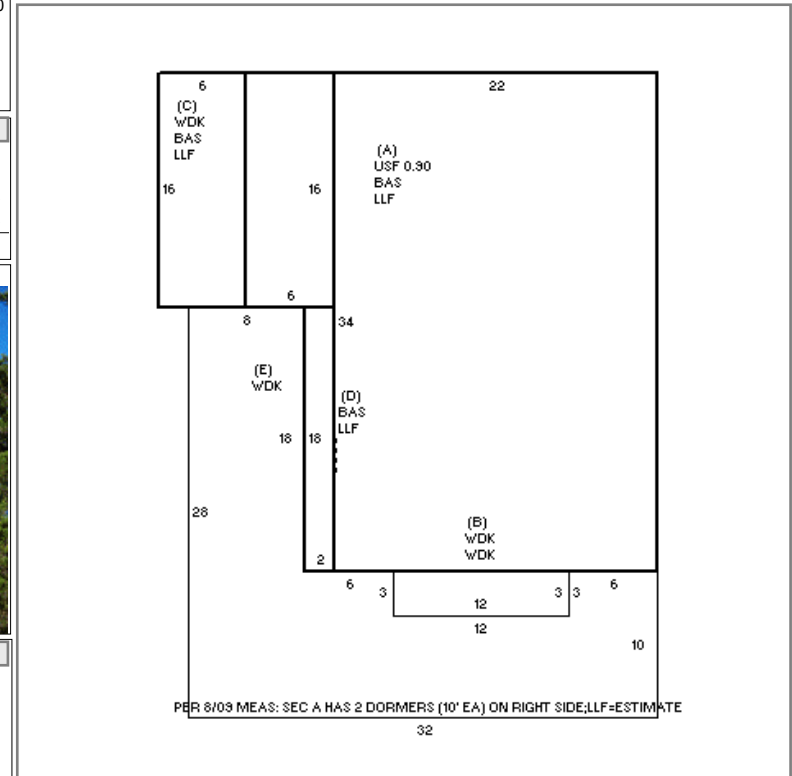
DE  
T  
A  
C  
H  
E  
D

TOTAL	1.290 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NO VIEW FROM 1ST FLR PER 11/3/15 MEAS.				LAND	425,200	369,700
Inf1	NO ADJ		LAND	668,500	550,500			
Inf2	NO ADJ		DETACHED	2,200	2,100			
						OTHER	0	0
<b>TOTAL</b>						<b>1,095,900</b>	<b>922,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 16*12	2000	192	15.54	2,200



BLDG COMMENTS  
FY19: Wet bar in bdrm per MLS



B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/3/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,659	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00
\$NLA(RCN)	\$340	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	4	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	13	\$9,100		FUEL SOURCE	1	OIL	1.00
UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	976	1972	255.54	249,411
+	BAS	L	BAS AREA	976	1972	387.33	378,030
+	USF	L	UP-STRY FIN	707	1972	301.78	213,361
+	WDK	N	ATT WOOD DECK	596		57.48	34,256
	F21	O	FPL 2S 1OP	1		19,185.50	19,186
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	903,343
CONDITION ELEM	CD
EFF.YR/AGE	1996 / 26
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$668,500