

Key: 1353

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.362

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SONG ANASTASIA & FLANAGAN SUSAN 43 TOPSTONE ROAD REDDING, CT 06896				39-233-0				17 BAY VIEW RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SONG ANASTASIA & FLANAGAN				05/10/2019	QS	2,000,000	32012-207					
JOHN P CARROLL JR REV TRU				03/26/2012	99		26185-323					
CARROLL JOHN P JR				12/18/1986	99		5462-141					
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775 11	1.00 1	1.00 1	1.00 1	2,520,700	1.00 1	1.00 1.00	WF2	7.00		1,953,540
300	A	0.455 11	1.00 1	1.00 1	1.00 1	192,500	1.00 1	1.00 1.00	WF2	7.00		87,590

LAND

TOTAL	1.230 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	FY09=ADDED PTD+BEACH STAIRS (12 STEPS) PER			LAND	2,041,100	1,774,700
Infl1	NO ADJ	O	5/08 BP INSPEC. FY10=DELETED VALUE FOR BEACH			BUILDING	553,400	449,200
Infl2	NO ADJ	T	STAIRS.			DETACHED	1,700	1,600
		E				OTHER	0	0
						TOTAL	2,596,200	2,225,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.18 E	1.00 16*38		608	2.71	1,700
BCH	SV	1.00 SV	1.00 BEACH STAIRS		1	0.00	



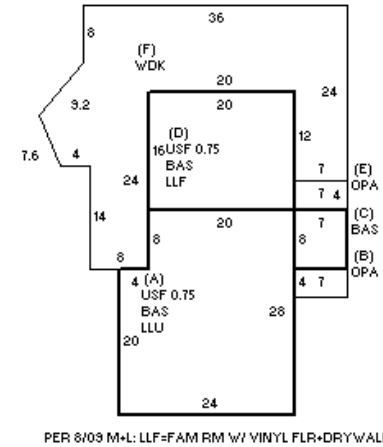
BLDG COMMENTS

BU

BUILDING	CD	ADJ	DESC	MEASURE	9/6/2018	LG
MODEL	1		RESIDENTIAL	LIST	8/26/2009	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/7/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

I L D I N G

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	790,574		
NET AREA	2,056	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	640		175.66	112,421				
\$NLA(RCN)	\$385	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	720	1987	272.17	195,962				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	56		116.60	6,530				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,016	1987	349.32	354,908				
				FLOOR COVER	2	SOFTWOOD	1.00	D	LLF	L	LOWER LEVEL FIN	320	1987	239.33	76,587				
				INT. FINISH	2	DRYWALL	1.00	F	WDK	N	ATT WOOD DECK	771		51.84	39,966				
				HEATING/COOLING	5	ELECTRIC	0.95												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		TOTAL RCN	790,574
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1988 / 34
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$553,400



PER 8/09 M-L: LLF=FAM RM W/ VINYL FLR+DRY'WALL