

Key: 1388

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.400

LEG
AL
LAND

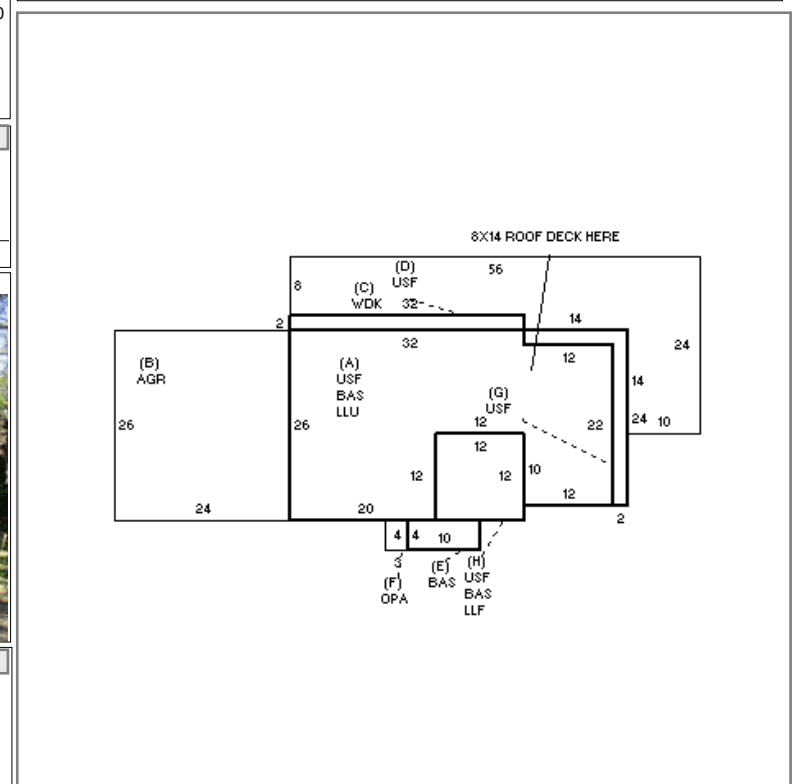
CURRENT OWNER							PARCEL ID				LOCATION			
FUSSELL JOHN T & MINA MINA 175 GARFIELD RD WEST HARTFORD, CT 06107							39-269-0				12 KYLE WAY			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
FUSSELL JOHN T & MINA MIN							12/17/2021	QS	860,000	()				
SMITH MONICA E							04/18/2017	F	1	()				
SMITH MONICA E & ULRICH D							12/19/2003	QS	659,900	18051-121				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	A	0.775	12	1.00	1	1.00	1	1.00	V1	1.05		293,030		
300	A	0.085	12	1.00	1	1.00	1	1.00	V1	1.05		2,450		

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	%
MLS 15-069	04/08/2015	90	REPAIR/REMOD		03/17/2022	JN	100	100
13-301	11/22/2013	6	BP NVC	500			100	100
99-118	06/01/1999	9	SHED	3,900	12/27/2013	FC	100	100
99-001	01/01/1999	1	DECK	3,000	01/01/2000		100	100
			SINGLE FAM R	225,000	01/01/2000		100	100

DET
ACHED

TOTAL	37,462 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	295,500	256,900
Inf1	NO ADJ		BUILDING	759,100	652,300			
Inf2	NO ADJ		DETACHED	1,400	1,300			
			OTHER	0	0			
						TOTAL	1,056,000	910,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.18 G	0.90 10*8	2013	80	19.44	1,400



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2022	LG
MODEL	1		RESIDENTIAL	LIST	1/25/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1999	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	985,783	
NET AREA	2,512	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	952		160.24	152,544			
\$NLA(RCN)	\$392	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	B	AGR	N	ATTACHED GARAGE	624		94.43	58,927			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	636		48.19	30,652			
				ROOF COVER	1	ASPHALT SHINGLE	1.00		USF	L	UP-STRY FIN	1,232	1999	244.01	300,621			
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,136	1999	324.78	368,946			
				INT. FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	12		150.13	1,802			
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	H	LLF	L	LOWER LEVEL FIN	144	1999	222.52	32,043			
				FUEL SOURCE	1	OIL	1.00		PAT	N	PATIO	310		15.90	4,930			
									WDK	N	ATT WOOD DECK	112		64.26	7,197			
									GFP	O	GAS FIREPLACE	1		9,652.70	9,653			
									HTB	O	HOT TUB	1		12,870.00	12,870			
																EFF. YR/AGE	1999 / 23	
																COND	23	23 %
																FUNC	0	
																ECON	0	
																DEPR	23	% GD 77
																RCNLD		\$759,100