

Key: 1410

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.424

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MARION S. HANRAHAN REVOC.TRUST HANRAHAN MARION S CO-TRUSTEE 54 BIRDSEYE ROAD FARMINGTON, CT 06032		39-291-0		25 SAWYER GROVE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MARION S. HANRAHAN REVOC.		11/22/2016	QS	775,000	30107-31
GREENPOND REALTY TRUST		03/27/2006	99		20855-178
JOHNSON MICHAEL &		04/17/1998	P	55,000	11366-247

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 %
22-072X	02/23/2022	90	BP NVC	1,381	05/13/2022	LG	100 100
98-219	12/01/1998	1	SINGLE FAM R	156,000	01/01/2000		100 100

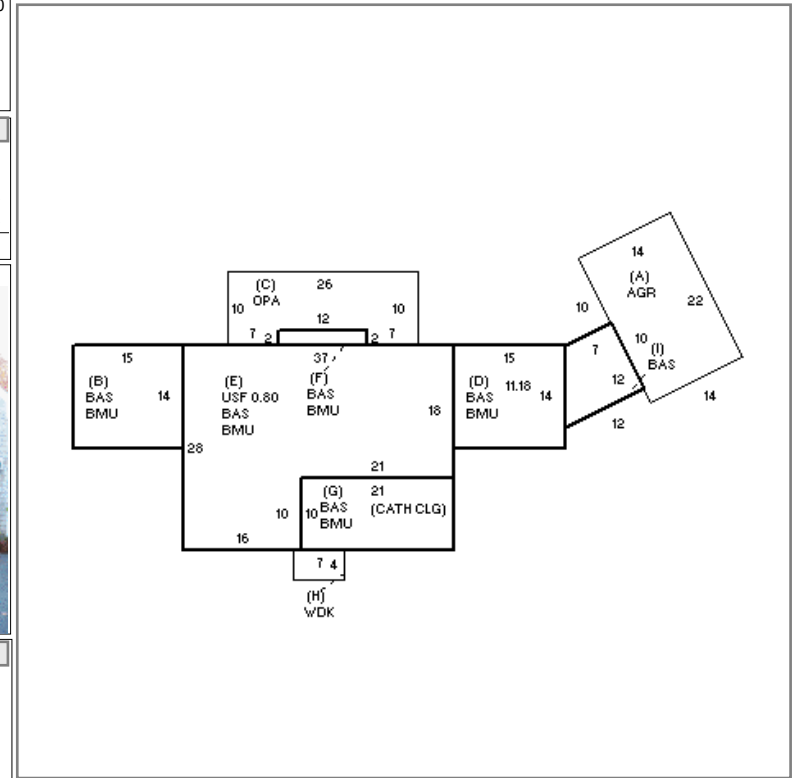
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	11	1.00	T11 0.90	1	1.00	324,090	1.00	1	1.00	R03 1.00	251,170
300	A	0.005	11	1.00	T11 0.90	1	1.00	24,750	1.00	1	1.00	R03 1.00	120

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	251,300	218,500
Inf1	TOPOGRAPHY					BUILDING	907,100	750,900
Inf2	NO ADJ					DETACHED	3,700	3,400
						OTHER	0	0
						TOTAL	1,162,100	972,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	G	1.18	G 0.90 10*13		130	12.98	1,500
WDK	G	1.18	G 0.90 10*13		130	12.98	1,500
PTD	G	1.18	G 0.90 13*21		273	2.71	700

PHOTO 11/04/2015

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/4/2015	FC
MODEL	1		RESIDENTIAL	LIST	11/4/2015	FC
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,236	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	AGR	N	ATTACHED GARAGE	308		152.18	46,871
\$NLA(RCN)	\$534	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	1,480		97.24	143,918
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	236		106.14	25,049
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	USF	L	UP-STRY FIN	661	1998	357.85	236,536
				FLOOR COVER	1	HARDWOOD	1.00	G	BAS	L	BAS AREA	210	1998	450.27	94,558
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	ATT WOOD DECK	28		131.76	3,689
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BAS AREA	1,365	1998	450.27	614,624
				FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		22,749.60	22,750
								ODS	O		OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,193,594
CONDITION ELEM	CD
EFF.YR/AGE	1998 / 24
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$907,100