

Key: 1506

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.515

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCQUINN DOROTHY C/O KATHLEEN BERGER 110 OLD EAGLEVILLE RD COVENTRY, CT 06239				40-84-0				4 ALDRICH END				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCQUINN DOROTHY				06/19/1992	QS	98,000	8076-095	

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	%
94-122	09/21/1994	8	BARN	12,000	09/06/1995		100	100
92-160	12/30/1992	1	SINGLE FAM R	105,000	06/28/1993		100	100

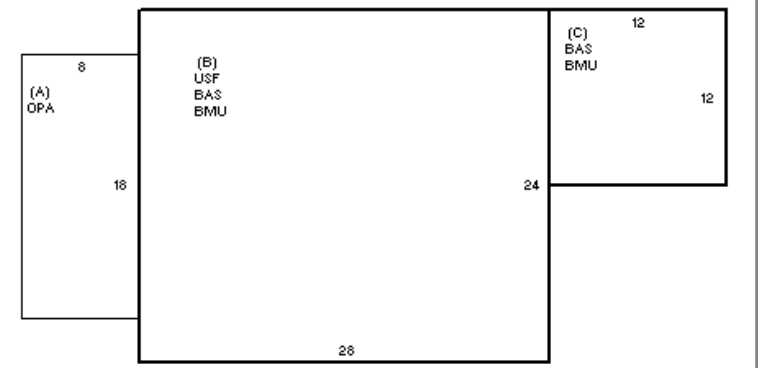
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00				279,080
300	A	0.725	12	1.00	1	1.00	1	1.00	R04	1.00		19,940

TOTAL	1.500 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	299,000	260,000
Infl1	NO ADJ		BUILDING	379,500	326,600			
Infl2	NO ADJ		DETACHED	4,200	4,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>682,700</b>	<b>590,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	A 0.75 18'20"	1994	360	15.50	4,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2017	LG
MODEL	1		RESIDENTIAL	LIST	4/25/2017	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

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YEAR BLT	1992	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,127
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION			1.00	A	OPA	N	OPEN PORCH	144		84.36	12,147	CONDITION ELEM	CD
\$NLA(RCN)	\$364	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	816		77.98	63,629		
				ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BAS AREA	816	1992	328.51	268,066		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	672	1992	255.96	172,004		
				FLOOR COVER	1	HARDWOOD	1.00		F22	O	FPL 2S 2OP	1		22,780.70	22,781		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		0	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1.5	1.00														
FIXTURES		5	\$3,500														
UNITS		0	1.00														
																EFF.YR/AGE	1992 / 30
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$379,500