

Key: 175

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 115

LEGAL

LAND


CURRENT OWNER				PARCEL ID				LOCATION			
PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468				5-2-0				587 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERACHIO JOHN & KAREN				04/30/2018	QS	450,000	31233-157				
DUTRA DAVID W & JUDITH				08/02/2004	99	18894-25					
DUTRA IRREV TR				11/05/1998	F	11816-296					

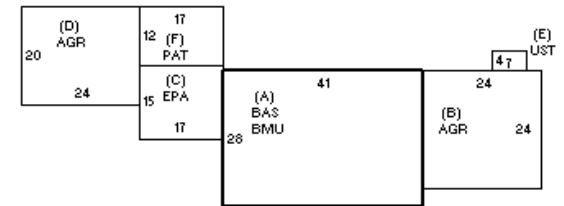
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-197	07/29/2020	10	ALL OTHERS	200,000	01/04/2021	LG	100	100
20-067	02/26/2020	1	SINGLE FAM R	200,000	01/04/2021	LG	100	100
20-068	02/26/2020	1	SINGLE FAM R	200,000	01/04/2021	LG	100	100
20-069	02/26/2020	1	SINGLE FAM R	200,000	01/04/2021	LG	100	100
19-304X	10/04/2019	90	BP NVC	450	01/02/2020	LG	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.455	10	1.00	1	1.00	1	1.00	R06	1.25		296,150

TOTAL	19,819 SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT	N 4/30/18 Land SF Change per Deed Bk 31233 Pg 157. NO BAY VIEW PER 6/09 M+L. NO VIEWS PER FY11 FIELD REV.				LAND	296,200	257,500
Inf1	NO ADJ					BUILDING	422,800	358,600
Inf2	NO ADJ					DETACHED	0	0
						OTHER	1,334,000	1,144,000
						<b>TOTAL</b>	<b>2,053,000</b>	<b>1,760,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/02/2020
									



BUILDING	CD	ADJ	DESC	MEASURE	4/26/2017	LG
MODEL	1		RESIDENTIAL	LIST	6/30/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	11/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
Interior data of Bldgs 2, 3 and 4 estimated per Bldg Plans pending Assessor access.

BUILDING

YEAR BLT	1965	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	612,825
NET AREA	1,148	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,148		75.35	86,500	CONDITION ELEM	CD
\$NLA(RCN)	\$534	OVERALL	1.050	EXT. COVER	4	VINYL	1.00	A	BAS	L	BAS AREA	1,148	1965	331.70	380,794		
				ROOF SHAPE	1	GABLE	1.00	+	AGR	N	ATTACHED GARAGE	1,056		96.45	101,849		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	EPA	N	ENCL PORCH	255		136.32	34,761		
				FLOOR COVER	3	W/W CARPET	1.00	E	UST	N	UTILITY STORAGE	28		118.36	3,314		
				INT. FINISH	2	DRYWALL	1.00	F	PAT	N	PATIO	204		17.20	3,509		
				HEATING/COOLING	10	HOT/COLD WATER	1.05		ODS	O	OUT DOOR SHOWER			0.00			
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1983 / 39
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$422,800

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LEGAL

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PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468				5-2-0				587 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

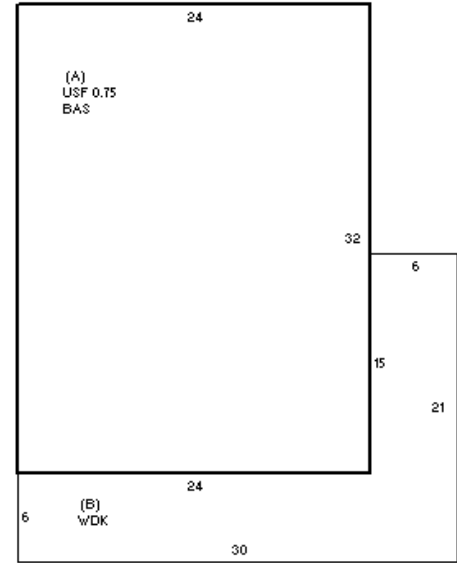
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	443,900	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/07/2021





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2021	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	1/4/2021	EST	Cottage farthest from main house, marked as 587A. Interior data estimated per Bldg Plan pending Assessor access.
STYLE	4	1.10	CAPE [100%]	REVIEW			
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDING

YEAR BLT	2020	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,002
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	768	2020	353.54	271,520	CONDITION ELEM	CD
\$NLA(RCN)	\$337	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	576	2020	278.27	160,284		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	270		62.95	16,998		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03										
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
EFF.YR/AGE 2020 / 2																	
COND 02 02 %																	
FUNC 0																	
ECON 0																	
DEPR 2 % GD 98																	
RCNLD \$443,900																	

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PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468				5-2-0				587 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

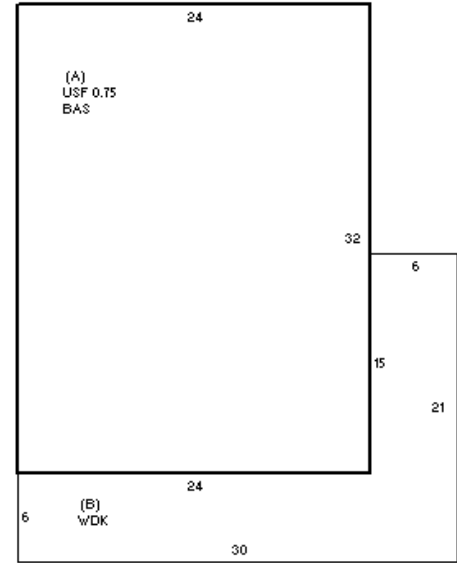
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	443,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/07/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2021	LG
MODEL	1		RESIDENTIAL	LIST	1/4/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
Middle cottage, marked as 587B. Interior data estimated per Bldg Plan pending Assessor access.

G

YEAR BLT	2020	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,002
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	768	2020	353.54	271,520	CONDITION ELEM	CD
\$NLA(RCN)	\$337	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	576	2020	278.27	160,284		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	270		62.95	16,998		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03										
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2020 / 2
																COND	02 02 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$443,900

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CURRENT OWNER				PARCEL ID				LOCATION			
PERACHIO JOHN & KAREN 15 BENEDICT RD MONROE, CT 06468				5-2-0				587 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1090	100	MULTIPLE HSES					4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

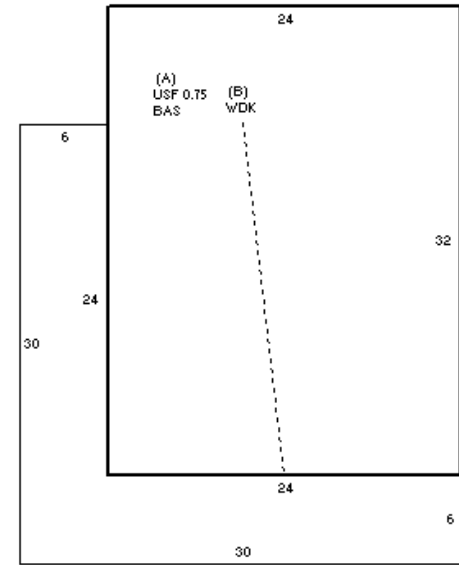
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	446,200	
Infl1		BUILDING			
Infl2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Cottage closest to main house, marked as 587C. Interior data estimated per Bldg Plan pending Assessor access.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2021	LG
MODEL	1		RESIDENTIAL	LIST	1/4/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2020	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455,270
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	768	2020	353.54	271,520	CONDITION ELEM	CD
\$NLA(RCN)	\$339	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	576	2020	278.27	160,284		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	ATT WOOD DECK	324	59.46	19,265		
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03										
FIXTURES	6	\$4,200		FUEL SOURCE	2	GAS	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	2020 / 2
																COND	02 02 %
																FUNC	0
																ECON	0
																DEPR	2 % GD 98
																RCNLD	\$446,200