

Key: 1838

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.862

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
HARRISON ROBERT D & ROSALIE D 460 PEDDLERS RD GUILFORD, CT 06437		42-258-0		45 CORMORANT RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HARRISON ROBERT D & ROSALIE		10/23/2012	QS	2,140,000	(198512)
RADIN SAM & PAMELA ANDERS		11/05/1992	QS	235,000	(128319)

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 %
22-266	06/21/2022	3	REPAIR/REMOD	60,501	09/19/2023	LG	100 100
17-266X	09/27/2017	4	REHAB	7,106	11/17/2017	LG	100 100
94-111	08/31/1994	1	SINGLE FAM R	420,000	06/26/1995		100 100

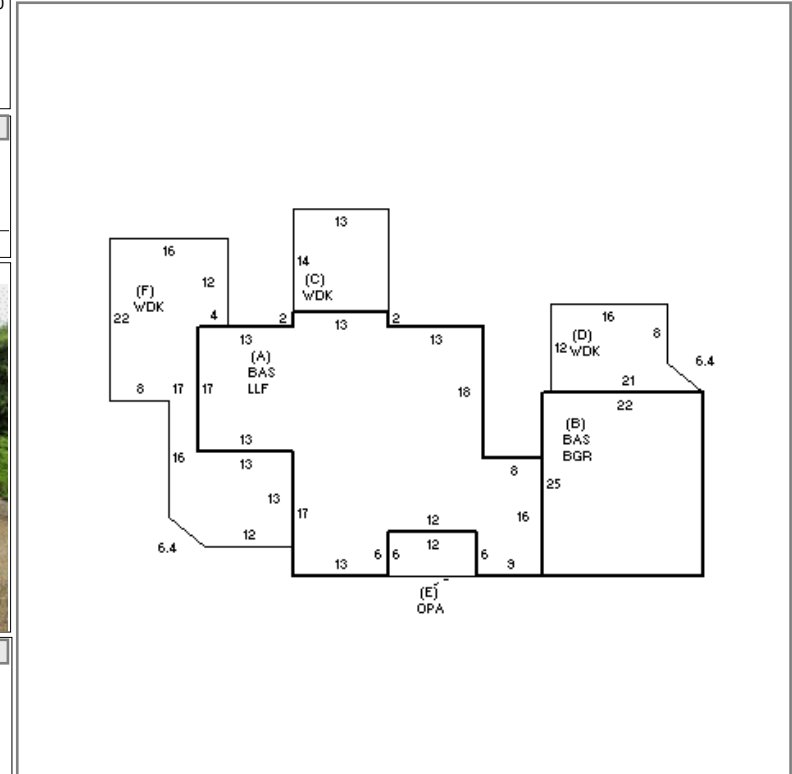
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11A	1.00	1.00	2,160,600	1.00	1.00	V18	6.00		1,674,470
300	A	0.155	11A	1.00	1.00	165,000	1.00	1.00	V18	6.00		25,580

TOTAL	40,511 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SHEARWATER	NOTE				LAND	1,700,100	1,478,200
Inf1	NO ADJ		LAND	962,700	799,900			
Inf2	NO ADJ		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0	TOTAL	2,662,800	2,278,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/22/2022	LG
MODEL	1		RESIDENTIAL	LIST	9/18/2009	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/5/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1994	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,300,942
NET AREA	2,924	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,187	1994	295.35	350,576	CONDITION ELEM	CD
\$NLA(RCN)	\$445	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,737	1994	440.77	765,612		
				ROOF SHAPE	7	OTHER	1.00	B	BGR	N	SF BSMT GARAGE	550		143.18	78,748		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	935		67.73	63,328		
				FLOOR COVER	4	TILE	1.00	E	OPA	N	OPEN PORCH	72		152.37	10,971		
				INT. FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		22,608.40	22,608		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	O	OUT DOOR SHOWER	2		0.00			
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3.5	1.00														
FIXTURES		13	\$9,100														
UNITS		0	1.00														
EFF.YR/AGE		1996 / 26															
COND		26	26 %														
FUNC		0															
ECON		0															
DEPR		26	% GD 74														
RCNLD			\$962,700														