

Key: 1856

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.881

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION											
MCCARTHY KEVIN J & MARY JEAN 157 LEEDER HILL DRIVE #201 HAMDEN, CT 06517		42-276-0		4 MARSH HAWK TRACE											
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)										
		MCCARTHY KEVIN J & MARY J	10/09/1992	QS	65,000 8247-291										
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	11	1.00	T11	0.90	1	1.00	567,158	1.00	1	1.00	R08	1.75	439,550
300	A	0.005	11	1.00	T11	0.90	1	1.00	43,313	1.00	1	1.00	R08	1.75	220

LAND

TOTAL	33,977 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N O T E	SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION IN 12-LOT SUBDIV (42-275 TO 42-286) PER COVENANTS IN BK 7393/234.			LAND	439,800	382,400
Infl1	TOPOGRAPHY		BUILDING	553,800	476,100			
Infl2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	0	0			
			TOTAL	994,800	859,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8*12	2018	96	16.47	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2017	LG
MODEL	1		RESIDENTIAL	LIST	7/18/2017	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/22/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1997	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,678	DETAIL ADJ	1.000	FOUNDATION			1.00	A	LLF	L	LOWER LEVEL FIN	286	1997	216.34	61,872
\$NLA(RCN)	\$276	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	962	1997	243.51	234,254
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	280		72.97	20,432
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	160		59.35	9,496
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	962	1997	315.75	303,755
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	468	1997	216.34	101,245
				HEATING/COOLING	12	OTHER	1.00	MST	O	MASONRY STACK	1		3,127.90	3,128	
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1		0.00		

TOTAL RCN	738,383
CONDITION ELEM	CD
EFF.YR/AGE	1997 / 25
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$553,800

