

Key: 1862

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.887

LEGAL

LAND

DETACHED


BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| NIEWENHOUS ANDREA A 694 CHAMPIONSHIP DR OXFORD, CT 06478 | | | | 42-282-0 | | | | 7 MARSH HAWK TRACE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| NIEWENHOUS ANDREA A | | | | 03/07/2000 | F | | 8460-142+ | | | | |
| MOORE ANDREA B | | | | 02/26/1993 | QS | 75,000 | 8460-142 | | | | |

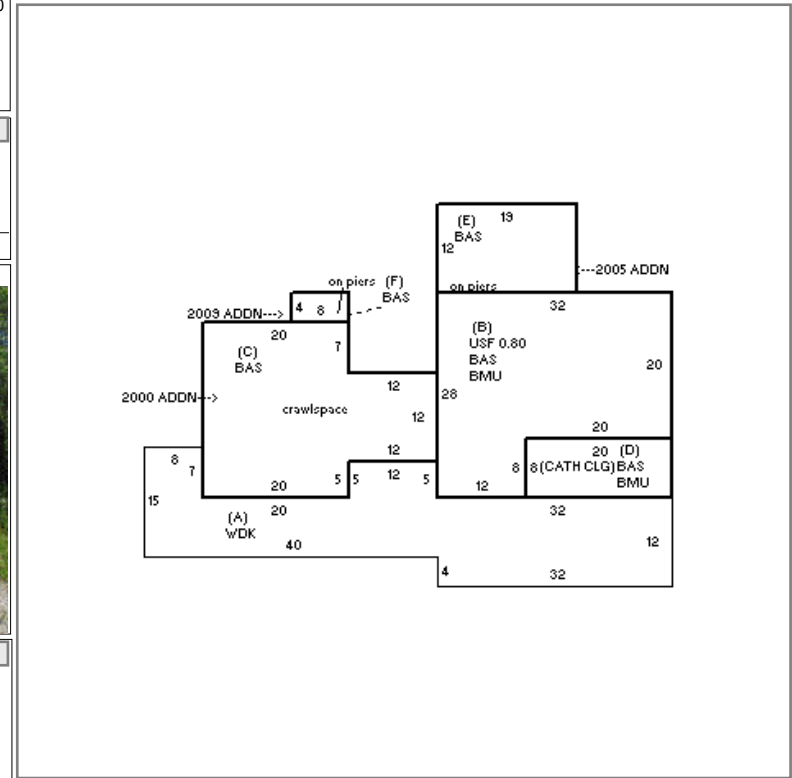
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|--------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 09-152 | 09/15/2009 | 2 | ADDITION | 7,000 | 05/20/2010 | JH | 100 | 100 |
| 05-180 | 10/18/2005 | 2 | ADDITION | 20,000 | 05/10/2007 | JH | 100 | 100 |
| 00-098 | 07/01/2000 | 2 | ADDITION | 40,000 | 01/01/2001 | | 100 | 100 |
| 93-036 | 04/02/1993 | 1 | SINGLE FAM R | 98,000 | 04/27/1994 | | 100 | 100 |

| 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 | 0.035 | 11 | 1.00 | 1 | 1.00 | 1 | 1.00 | 48,125 | 1.00 | 1 | 1.00 | R08 | 1.75 | | 1,680 |

| TOTAL | 35,284 SF | ZONING | RES | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|-----|------|---|----------|-----------|-----------|
| Nbhd | NORTH TRURO | N SUBJECT TO+HAS BENEFIT OF VIEW RESTRICTION O IN 12-LOT SUBDIV (42-275 TO 42-286) PER T COVENANTS IN BK 7393/234. | | | | LAND | 441,200 | 383,600 |
| Infl1 | TOPOGRAPHY | | | | | BUILDING | 754,500 | 620,900 |
| Infl2 | NO ADJ | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,195,700 | 1,004,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 06/28/2017 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

| BUILDING | CD | ADJ | DESC | MEASURE | 6/28/2017 | LG | BLDG COMMENTS | | | | | | | | | |
|----------|----|------|-------------------|---------|------------|----|--|--|--|--|--|--|--|--|--|--|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/12/2017 | LG | EYB CHG FY02 PER BP# 00-98+FY07 PER BP #05-180. FY08 BR CHG PER BP #05-180. FY11 CHGS PER 10/09 M+L+2009 BP. | | | | | | | | | |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 11/22/2010 | MR | | | | | | | | | | |
| QUALITY | + | 1.15 | GOOD-AVE+ [100%] | | | | | | | | | | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | | | | | | | | | | |



| YEAR BLT | 1993 | SIZE ADJ | 0.995 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,006,058 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|-------------------|------------|
| NET AREA | 2,369 | DETAIL ADJ | 1.000 | FOUNDATION | | | 1.00 | A | WDK | N | ATT WOOD DECK | 820 | | 57.77 | 47,369 | CONDITION ELEM CD | |
| \$NLA(RCN) | \$425 | OVERALL | 1.120 | EXT. COVER | 1 | WOOD SHINGLES | 1.00 | + | BMU | N | BSMT UNFINISHED | 896 | | 92.40 | 82,791 | | |
| | | | | ROOF SHAPE | 6 | SALTBOX | 1.00 | B | USF | L | UP-STRY FIN | 589 | 1993 | 306.40 | 180,471 | | |
| | | | | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | + | BAS | L | BAS AREA | 1,392 | 1993 | 375.92 | 523,287 | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | D | BAS | L | BAS AREA | 160 | 1993 | 375.92 | 60,148 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | BAS | L | BAS AREA | 228 | 2005 | 375.92 | 85,711 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | 1 | | 19,282.40 | 19,282 | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUT DOOR SHOWER | | | 0.00 | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1997 / 25 |
| | | | | | | | | | | | | | | | | COND | 25 25 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | RCNLD | \$754,500 |