

Key: 1955

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 1.981

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
POCOBELLO IRREV FAMILY TRUST		43-80-0	2 SYLVAN LN			
TRS: POCOBELLO ROBERT		TRANSFER HISTORY		DOS	T	SALE PRICE
293 POND HILL RD		POCOBELLO IRREV FAMILY TR		05/06/2011	A	25431-30
WALLINGFORD, CT 06492-6301		POCOBELLO NALDO & GLORIA		10/11/1968	99	1415-441

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	%
07-150	07/16/2007	90	BP NVC	6,100	05/19/2008	JH	100	100

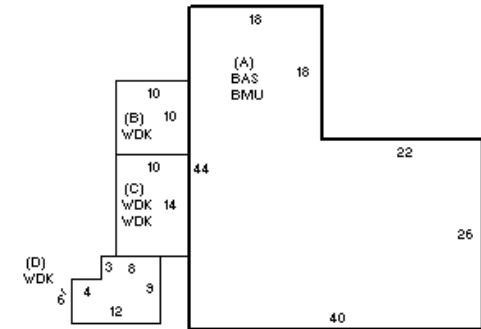
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.750	12	1.00	1	1.00	1	1.00	R03	1.00		276,260

TOTAL	32,670 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE			LAND	276,300	240,200	
Inf1	NO ADJ		BUILDING	401,800	341,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	678,100	581,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2018	LG
MODEL	1		RESIDENTIAL	LIST	11/5/2009	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/29/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY11 CHGS PER 11/09 MEAS (HEAT=ESTIMATE).

BUILDING

YEAR BLT	1983	SIZE ADJ	1.030
NET AREA	1,364	DETAIL ADJ	1.000
\$NLA(RCN)	\$427	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	0	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	1,364		71.82	97,957
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,364	1983	325.29	443,697
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	476		52.00	24,751
ROOF COVER	1	ASPHALT SHINGLE	1.00	F11	O		FPL 1S 1OP	1		11,715.90	11,716
FLOOR COVER	99	N/A	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	11	HOT WAT.-CL AIR	1.05								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	582,321	
CONDITION ELEM	CD	
EFF.YR/AGE	1985 / 37	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$401,800	