Key: 2142

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,180

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TELLER FAMILY REALTY TR TRS: TELLER SAMUEL H & JOAN D 27 SHODDY MILL RD BOLTON, CT 06043	45-44-0	4 CORN HILL LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TELLER FAMILY REALTY TR	02/18/2000	F		12838-177
TELLER SAMUEL H & JOAN D	05/10/1973	99		1856-183+
TELLER SAMUEL H & JOAN D	04/24/1973	QS	35,000	1845-263

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	%
18-259	08/14/2018	80	SOLAR TAXABL	13,174	11/16/2018	LG	100	100
15-007	01/09/2015	90	BP NVC	5,300			100	100
97-071	06/01/1997	9	DECK	1,500	05/01/1998		100	100
96-33	03/10/1996	10	ALL OTHERS	30,000	06/01/1997		100	100

LAND

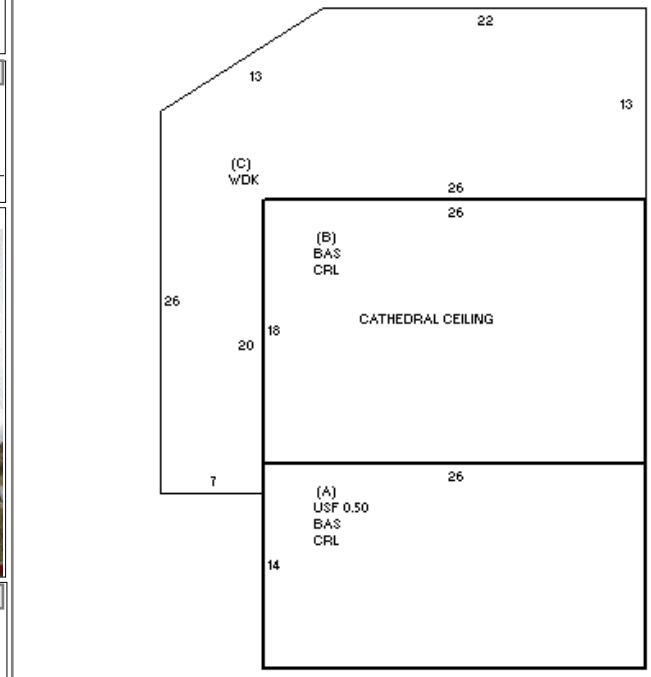
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.710	13 1.00	1 1.00	T12 0.95	3,249,903	1.06	1 1.00	WF2 9.50			2,451,410

TOTAL	30,928 SF	ZONING	RES	FRNT	0

Nbhd	CORN HILL
Infl1	NO ADJ
Infl2	TOPOGRAPHY

NOTE: EASMNT OVER ABUTTRS 45-47+48. LOC=SFR ON BEACH NEAR BUSY PUBLIC PARKING LOT, TOPO ADJ FOR STEEP HILL BEHIND HOUSE.

ASSESSED	CURRENT	PREVIOUS
LAND	2,451,400	2,131,500
BUILDING	201,100	170,900
DETACHED	0	0
OTHER	0	0
TOTAL	**2,652,500**	**2,302,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	SV 1.00	SV 1.00	BEACH STAIRS		1	0.00	

PHOTO 11/19/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	-	0.75	AVE-/LOW+ [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/19/2018	LG
LIST	6/5/2012	BE
REVIEW	12/3/2010	MR

BLDG COMMENTS

FY13 CORR STYLE & QUALITY ON LIST.
REINSTATED TOPO ADJ REMOVED FY10

YEAR BLT	1973	SIZE ADJ	1.040
NET AREA	1,014	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES(FAR)	1.5	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
FOUNDATION	3	CONTIN WALL	1.00
EXT. COVER	10	VERT. BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	4	TILE	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	CRAWL SPACE	832		29.65	24,667
+	BAS	L	BAS AREA	832	1973	248.78	206,982
A	USF	L	UP-STRY FIN	182	1973	197.79	35,998
C	WDK	N	ATT WOOD DECK	531		36.92	19,603

TOTAL RCN	291,449

CONDITION ELEM	CD

EFF.YR/AGE	1985 / 37
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	$201,100