

Key: 2143

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.181

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
MANUELIDIS ELIAS E ESTATE OF & MANUELIDIS LAURA K 585 ELLSWORTH AVE NEW HAVEN, CT 06511				45-45-0				4 SECOND LANDING WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				MANUELIDIS ELIAS E ESTATE				10/16/2007	99			3393-163+	
MANUELIDIS ELIAS E & LAUR				11/12/1981	99			3393-163					

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	%


LAND

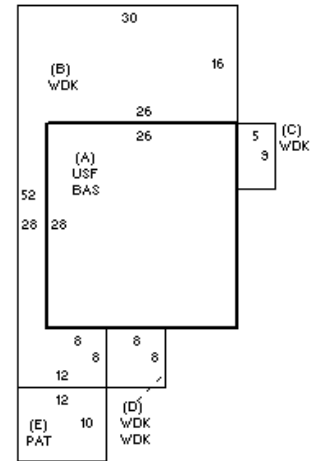
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	13	1.00	1	1,692,470	1.28	1	1.00	V17	4.70	1,173,490

PER 7/10 LIST: SFR IS INSULATED; INT WALLS=WOOD; KITCH HAS MINIMAL CABINETS; FPL HAS WOODSTOVE INSERT 2ND FLR HAS 5' KNEE WALLS

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	NOTE	LAND	1,173,500	1,020,300			
Inf1	NO ADJ		BUILDING	375,100	318,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,548,600	1,338,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/07/2019
									



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2019	LG
MODEL	1		RESIDENTIAL	LIST	10/22/2020	LG
STYLE	7	1.20	OLD STYLE [100%]	REVIEW	12/3/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	10/22/2020 C-19 List per email from owner. Interior walls softwood T&G.		

BUILDING

YEAR BLT	1870	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	535,798
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	728	1870	359.80	261,933	CONDITION ELEM	CD
\$NLA(RCN)	\$368	OVERALL	1.150	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	728	1870	280.34	204,085		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	+	WDK	N	ATT WOOD DECK	861		53.39	45,970		
STORIES(FAR)	2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	E	PAT	N	PATIO	120			20.73	2,488		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	F21	O	FPL 2S 10P	1				17,822.00	17,822		
BEDROOMS	3	1.00	INT. FINISH	5	OTHER	1.00	ODS	O	OUT DOOR SHOWER					0.00			
BATHROOMS	1.5	1.00	HEATING/COOLING	5	ELECTRIC	0.95											
FIXTURES	5	\$3,500	FUEL SOURCE	3	ELECTRIC	1.00											
UNITS	0	1.00															
EFF.YR/AGE																1990 / 32	
COND																30 30 %	
FUNC																0	
ECON																0	
DEPR																30 % GD 70	
RCNLD																\$375,100	