**Key: 2144**

# Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,182

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DONALD M MUSZYNSKI REVOC.TRUST<br>TRSTEES: MUSZYNSKI DONALD M &<br>PO BOX 374<br>SIMSBURY, CT 06070-0374 | 45-46-0 | 54 CORN HILL RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DONALD M MUSZYNSKI REVOC. | 05/16/2017 | F | 1 | 30490-97 |
| MUSZYNSKI DONALD M | 05/22/1991 | 99 | | 7540-259 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 21-105X | 04/05/2021 | 4 | REHAB | 17,850 | 09/01/2021 | LG | 100 | 100 |
| 09-084 | 05/05/2009 | 90 | BP NVC | 1,500 | 05/21/2010 | JH | 100 | 100 |
| 04-076 | 05/25/2004 | 90 | BP NVC | 2,000 | 05/16/2007 | JH | 100 | 100 |
| 93-035 | 04/02/1993 | 9 | DECK | 1,100 | 05/02/1994 | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | A | 0.520 | 13 1.00 | 1 1.00 | 1 1.00 | 1,692,470 | 1.32 | 1 1.00 | V17 4.70 | | | 1,159,950 |

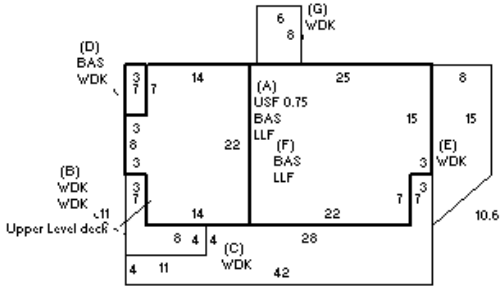
| TOTAL | 22,651 SF | ZONING | RES | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | CORN HILL | NOTE | FY11 INCR VW PER AREA REVIEW + PHOTOS. | | |
| Infl1 | NO ADJ | | | | |
| Infl2 | NO ADJ | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,160,000 | 1,008,600 |
| BUILDING | 460,200 | 390,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,620,200** | **1,399,200** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 09/01/2021




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/31/2017 | LG |
| LIST | 5/31/2017 | LG |
| REVIEW | 4/5/2021 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1983 | SIZE ADJ | 1.010 |
| NET AREA | 1,992 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $330 | OVERALL | 1.140 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES(FAR) | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2.5 | 1.00 |
| FIXTURES | 8 | $5,600 |
| UNITS | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | BSMT WALL | 1.00 |
| EXT. COVER | 1 | WOOD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 8 | HEAT PUMP | 1.04 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | LLF | L | LOWER LEVEL FIN | 861 | 1983 | 230.75 | 198,675 |
| + | BAS | L | BAS AREA | 882 | 1983 | 349.74 | 308,475 |
| A | USF | L | UP-STRY FIN | 249 | 1983 | 276.67 | 68,892 |
| + | WDK | N | ATT WOOD DECK | 660 | | 51.90 | 34,254 |
| | F21 | O | FPL 2S 1OP | 1 | | 17,324.00 | 17,324 |
| | F22 | O | FPL 2S 2OP | 1 | | 24,253.10 | 24,253 |
| | ODS | O | OUT DOOR SHOWER | | | 0.00 | |

| TOTAL RCN | 657,473 |
|---|---|
| CONDITION ELEM | CD |

| EFF.YR/AGE | 1990 / 32 | |
|---|---|---|
| COND | 30 | 30 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 30 | % GD 70 |
| RCNLD | | $460,200 |