

Key: 2305

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.353

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
55 CASTLE ASSOCIATES LLC MGR: HAMM LYNN 54 HEDGE BROOK LANE STAMFORD, CT 06903				46-77-0				55 CASTLE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
55 CASTLE ASSOCIATES LLC				03/31/2008	F	22795-1+		13841-130			
HAMM LYNN & GREGORY P				05/17/2001	99	13841-130		13841-127			
HAMM THOMAS M & GREGORY P				05/16/2001	99	13841-127					

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	%
08-SM06	03/07/2008	50	SPLIT SUB				100	100

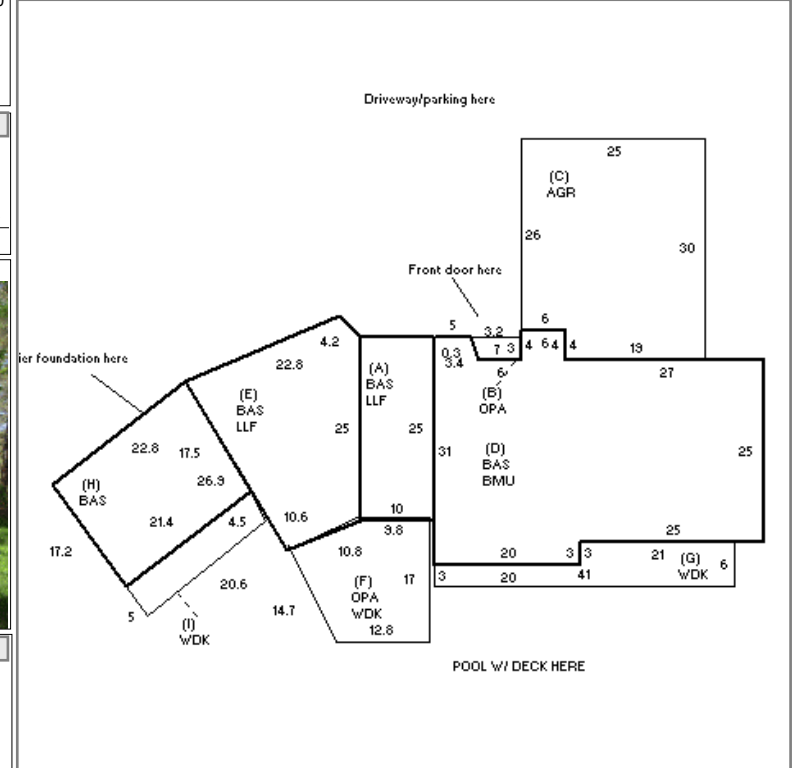
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.775	13	1.00	1	1.00	1	1.00	954,265	1.00	1	1.00	RV7	2.65		739,560
300	A	1.495	13	1.00	1	1.00	1	1.00	72,875	1.00	1	1.00	RV7	2.65		108,950

TOTAL	2.270 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY10 ACRG DECR (2 2008 REDIV PLANS XFER TOTAL	LAND		848,500	737,700	
Infl1	NO ADJ	O	.16 ACRES TO 46-105). HAS DRVWY EASMT OVER	BUILDING		806,300	655,000	
Infl2	NO ADJ	T	P/O LOT 1 PER DEED (SHOWN ON PLANS+SUBJECT	DETACHED		32,300	30,800	
		E	TO VW ESMNT FOR PCL 105. FY11 Lpi INCR PER	OTHER		0	0	
			FIELD REV=EXPANSIVE BAY+ MARSH+RIVER VW.	TOTAL		1,687,100	1,423,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPC	A	1.00	A- 0.70 18*30	1973	540	42.88	16,200
WDK	A	1.00	A 0.75 IRREG		1,954	11.00	16,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2018	LG
MODEL	1		RESIDENTIAL	LIST	6/1/2018	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1970	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,151,843
NET AREA	3,084	DETAIL ADJ	1.000	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	738	1970	230.20	169,890	CONDITION ELEM	CD
\$NLA(RCN)	\$373	OVERALL	1.000	EXT. COVER	8	TEX PLYWOOD	1.00	+	OPA	N	OPEN PORCH	284		79.12	22,469		
				ROOF SHAPE	4	FLAT/SHED	1.00	C	AGR	N	ATTACHED GARAGE	726		99.54	72,266		
				ROOF COVER	8	BUILT-UP T&G	1.00	D	BMU	N	BSMT UNFINISHED	1,226		74.84	91,750		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	ATT WOOD DECK	549		50.80	27,889		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	2,346	1970	315.48	740,123		
				HEATING/COOLING	1	FORCED AIR	1.00	F12	O		FPL 1S 2OP	1		16,956.80	16,957		
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1990 / 32													
				COND 30 30 %													
				FUNC 0													
				ECON 0													
				DEPR 30 % GD 70													
				RCNLD \$806,300													