

Key: 2357

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.408

LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION	
FRANCIS ALAN & MARGARET P 118 NORTHBROOK DR WEST HARTFORD, CT 06117		46-135-0		5 LONGNOOK LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FRANCIS ALAN & MARGARET P		06/25/2008	QS	450,000	23003-79
PETKUS LINDA E &		05/21/1992	QS	139,000	8031-282

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 %
CYC	05/22/2023	30	CHECK DATA		06/29/2022	LG	100 100
18-309X	09/13/2018	90	BP NVC		01/23/2019	LG	100 100
13-192	08/05/2013	6	SHED		10/03/2013	FC	100 100
09-135	07/29/2009	90	BP NVC	2,000	05/25/2010	JH	100 100
84-030	04/19/1984	1	SINGLE FAM R	6,000	08/13/1988	SW	100 100

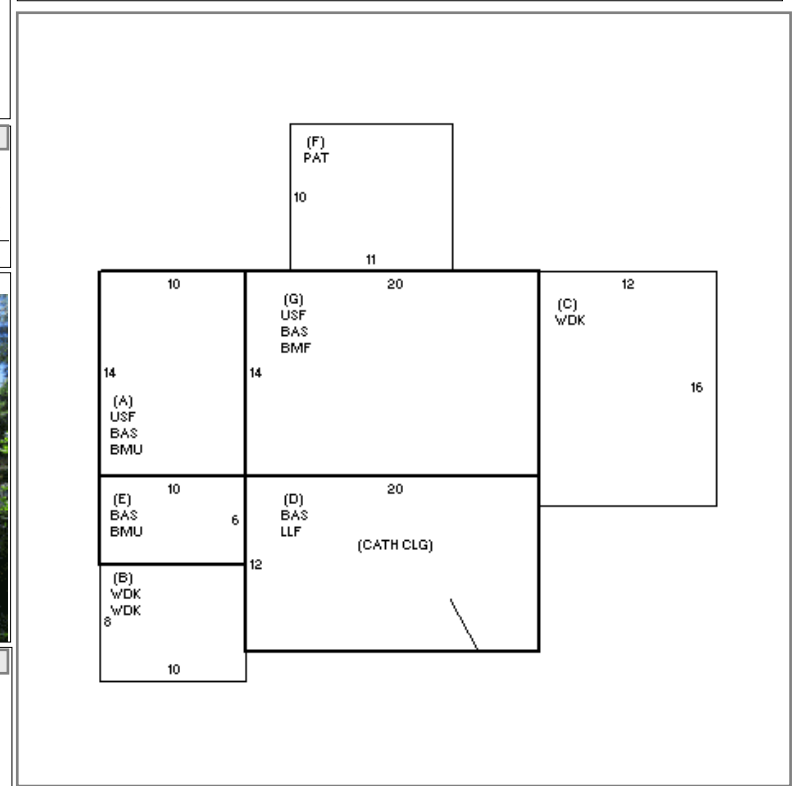
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	12	1.00	1	1.00	1	1.00	R03	1.00		249,680

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	249,700	217,100
Inf1	NO ADJ		BUILDING	412,100	318,900			
Inf2	NO ADJ		DETACHED	900	900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>662,700</b>	<b>536,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	G	8*8	2013	64	16.47	900



BLDG COMMENTS  
GFP=GAS-BURNING STOVE IN BSMT FAMILY RM.  
Bamboo flooring. Minisplit.



DET  
ACHED

B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2022	LG
MODEL	1		RESIDENTIAL	LIST	7/1/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/29/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.030
NET AREA	1,380	DETAIL ADJ	1.005
\$NLA(RCN)	\$427	OVERALL	1.050

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	18	MINISPLIT	1.00
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	200		101.60	20,320
+	BAS	L	BAS AREA	480	1985	377.79	181,339
+	USF	L	UP-STRY FIN	420	1985	297.36	124,890
+	WDK	N	ATT WOOD DECK	352		63.54	22,365
D	LLF	L	LOWER LEVEL FIN	240	1985	258.84	62,122
D	BAS	L	BAS AREA	240	1985	377.79	90,669
F	PAT	N	PATIO	110		21.77	2,394
G	BMF	N	BSMT FINISH	280		177.69	49,754
	F21	O	FPL 2S 1OP	1		18,713.10	18,713
	GFP	O	GAS FIREPLACE	1		11,228.30	11,228
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	588,693
CONDITION ELEM	CD
EFF.YR/AGE	1991 / 31
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$412,100