

Key: 2595

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.663

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CURRENT OWNER		PARCEL ID		LOCATION	
5 DEER PATH NOM REALTY TRUST TRS: MELNICKSAK NANCY & LISA 66 STEWART HILL RD PORTLAND, CT 06480		47-19-0		5 DEER PATH	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
5 DEER PATH NOM REALTY TR		08/08/2006	99		(180817)
MELNICKSAK FRANCES M		02/25/1992	99		(63806+)
MELNICKSAK ARTHUR J & FRAN		02/04/1975	99	11,000	(63806)

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 %
22-334X	08/29/2022	90	BP NVC	3,800	11/15/2022	LG	100 100
09-145	08/27/2009	90	BP NVC	8,000	05/25/2010	JH	100 100
08-104	05/29/2008	9	DECK	14,900	05/13/2009	JH	100 100
05-150	09/12/2005	6	SHED	2,300	04/04/2006	WL	100 100
05-105	07/11/2005	90	BP NVC	12,000	05/23/2007	JH	100 100

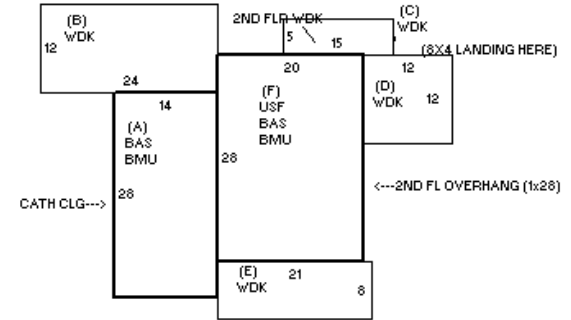
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CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12 1.00	1	1.00	1	1.00	R05	1.00			279,080
300	A	0.035	12 1.00	1	1.00	1	1.00	R05	1.00			960

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	280,000	243,500
Inf1	NO ADJ		BUILDING	441,200	363,700			
Inf2	NO ADJ		DETACHED	2,100	2,000			
			OTHER	0	0			
TOTAL						723,300	609,200	

DET
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10 E	10*12	2005	120	17.61	2,100



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BUILDING	CD	ADJ	DESC	MEASURE	5/17/2016	FC
MODEL	1		RESIDENTIAL	LIST	6/12/2009	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1977	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	639,395		
NET AREA	1,540	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	952		84.57	80,514	CONDITION ELEM	CD		
\$NLA(RCN)	\$415	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	A	BAS	L	BAS AREA	392	1977	356.30	139,672				
				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	ATT WOOD DECK	675		52.87	35,690				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	F	BAS	L	BAS AREA	560	1977	356.31	199,531				
				FLOOR COVER	3	W/W CARPET	1.00	F	USF	L	UP-STRY FIN	560	1977	280.45	157,051				
				INT. FINISH	2	DRYWALL	1.00	USF	L	UP-STRY FIN	28	1977		283.28	7,932				
				HEATING/COOLING	5	ELECTRIC	0.95	F11	O	FPL 1S 1OP	1			12,707.10	12,707				
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1			0.00					
																		EFF.YR/AGE	1987 / 35
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$441,200