

Key: 2604

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.672

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
MONZELLA BRYAN C & OHARA JAMES P 17 BLAISDELL AVE PAWTUCKET, RI 02860		47-28-0	6 GROUSE RUN		
		TRANSFER HISTORY		DOS	T
		MONZELLA BRYAN C & MCSHANE KEVIN P & CHRISTI		09/05/2014	QS
			05/21/1991	QS	

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 %
23-020X NP	01/11/2023	4	REHAB	29,000	06/22/2023	LG	100 100
11-261	12/12/2011	20	NO PERMIT		05/10/2021	LG	100 100
		90	BP NVC	6,000	11/21/2012	FC	100 100

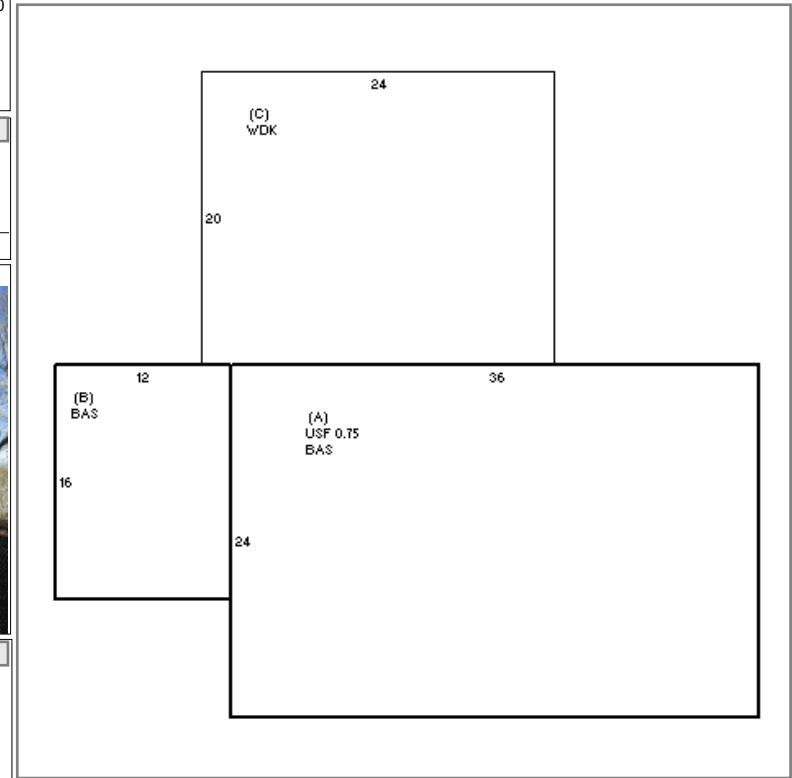
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	R05	1.00		279,080
300	A	0.035	12	1.00	1	1.00	1	1.00	R05	1.00		960

TOTAL	35,284 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	NOTE				LAND	280,000	243,500
Inf1	NO ADJ		BUILDING	486,100	412,500			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	766,100	656,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
5/10/2021 Interior data confirmed by owner at door (C-19). BSMT=BMF (OPEN REC AREA.)+BMU+BGR



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2021	LG
MODEL	1		RESIDENTIAL	LIST	5/10/2021	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	694,372		
NET AREA	1,704	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,056	1980	325.32	343,540	CONDITION ELEM	CD		
\$NLA(RCN)	\$408	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	648	1980	253.47	164,251				
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	ATT WOOD DECK	480		51.49	24,717				
				ROOF COVER	1	ASPHALT SHINGLE	1.00		BGR	N	SF BSMT GARAGE	316		102.05	32,248				
				FLOOR COVER	2	SOFTWOOD	1.00		BMF	N	BSMT FINISH	571		153.02	87,372				
				INT. FINISH	2	DRYWALL	1.00		BMU	N	BSMT UNFINISHED	169		87.49	14,785				
				HEATING/COOLING	5	ELECTRIC	0.95		F22	O	FPL 2S 2OP	1		22,559.50	22,560				
				FUEL SOURCE	3	ELECTRIC	1.00		ODS	O	OUT DOOR SHOWER	1		0.00					
																		EFF.YR/AGE	1991 / 31
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$486,100