

Key: 2661

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.734

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
ROVERO RICARDO 160 THOMPSON HILL RD GROSVENOR, CT 06255										47-86-0				4 HUCKLEBERRY LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
ROVERO RICARDO										10/05/2018	F	1	31579-329				
4 HUCKLEBERRY REALTY TRUS										12/20/2017	L	518,000	30978-134				
CONNOLLY KIM D										07/20/1981	99		3326-343				


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 %

LAND

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	630,175	1.00	1	1.00	V7	1.75	488,390
300	A	0.335	12	1.00	1	1.00	1	1.00	48,125	1.00	1	1.00	V7	1.75	16,120

TOTAL	1.110 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO		N	FY11 VIEW DECR TO FACTOR 1.50 PER PHOTO (=DISTANT PARTIAL UNOBSTRUCTED PER FY11 FIELD REV).			LAND	504,500	438,700
Inf1	NO ADJ		O				BUILDING	573,300	472,400
Inf2	NO ADJ		T				DETACHED	0	0
			E				OTHER	0	0
							TOTAL	1,077,800	911,100

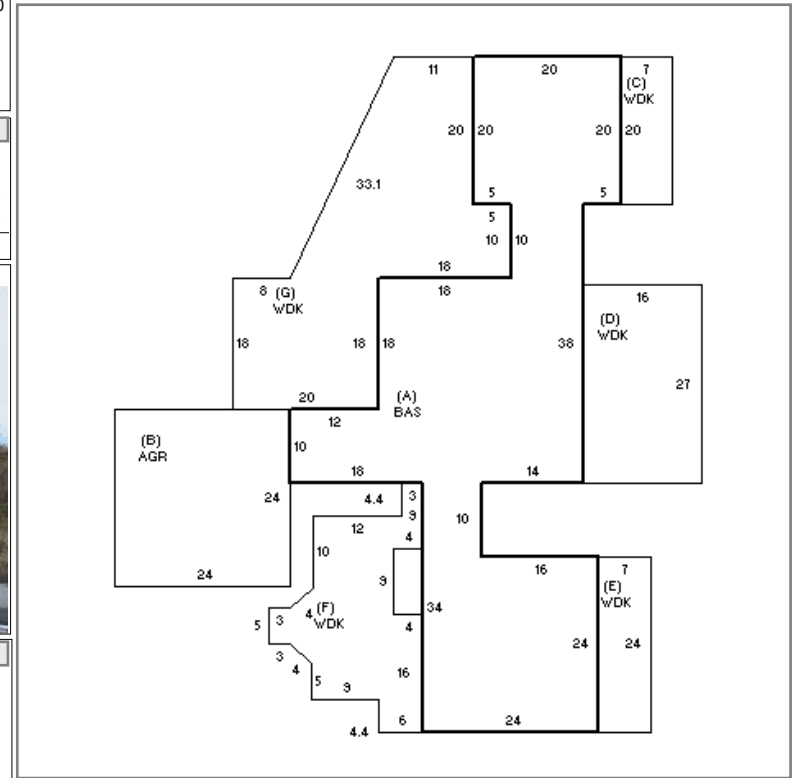
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/18/2016
									

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	FC
MODEL	1		RESIDENTIAL	LIST	5/18/2016	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	882,064
NET AREA	2,060	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	2,060	1974	335.35	690,814	CONDITION ELEM	CD
\$NLA(RCN)	\$428	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	B	AGR	N	ATTACHED GARAGE	576		106.01	61,063		
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	ATT WOOD DECK	2,111		52.87	111,615		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		BMU	N	BSMT UNFINISHED	150		95.82	14,373		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										



BUILDING

EFF.YR/AGE	1976 / 46
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$573,300