

Key: 2671

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.746

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
CAMPORA GREGORY & ROSSELLI DANTE 44 EDWARDS ST NEW HAVEN, CT 06511										47-97-0				20 AVERY WAY			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPORA GREGORY & CAMPORA GREGORY & WHALEN RICHARD F & CAROL										12/13/2021	J	550,000	N/A-N/A				
										01/15/2014	QS	895,000	(202501)				
										11/04/1985	99	180,000	(104067)				

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	%
23-132X	04/04/2023	4	REHAB	15,276			0	0
23-113	03/20/2023	4	REHAB	8,000			0	0
90-008	01/19/1990	2	ADDITION	240,000	04/26/1991		100	100

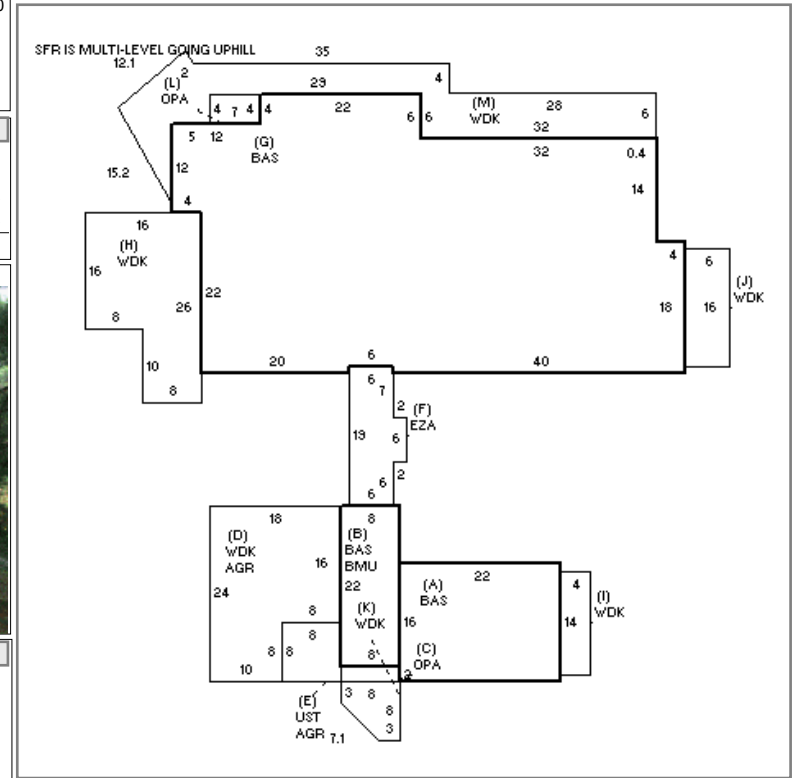
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	12	1.00	1	1.00	1	1.00	360,100	1.00	1	279,080
300	A	0.495	12	1.00	1	1.00	1	1.00	27,500	1.00	1	13,610

TOTAL	1.270 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	EAST TRURO	N O T E	WDK ATT TO SHF.			LAND	292,700	254,500
Inf1	NO ADJ		LAND	964,200	787,700			
Inf2	NO ADJ		OTHER	1,600	1,500			
						TOTAL	1,258,500	1,043,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12*8		96	16.47	1,200
WDK	A	1.00	A 0.75 12*4		48	11.00	400



BLDG COMMENTS
JUNE 2015: TENANT-OCCUPIED SO LEFT NO CALLBACK CARD. BEDROOM COUNT PER 2014 SALE QUESTIONNAIRE.



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2015	FC
MODEL	1		RESIDENTIAL	LIST	6/29/2015	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,397,383	
NET AREA	2,774	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	2,774	1974	416.91	1,156,503	CONDITION ELEM	CD	
\$NLA(RCN)	\$504	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	176		121.66	21,412			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	44		168.43	7,411			
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	AGR	N	ATTACHED GARAGE	432		143.77	62,111			
				FLOOR COVER	1	HARDWOOD	1.00	E	UST	N	UTILITY STORAGE	64		161.45	10,333			
				INT. FINISH	2	DRYWALL	1.00	F	EZA	N	ENCL BRZWAY	126		152.95	19,272			
				HEATING/COOLING	3	RADIANT	1.02	+	WDK	N	ATT WOOD DECK	1,365		67.13	91,633			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		22,408.30	22,408			
																	EFF.YR/AGE	1985 / 37
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$964,200