

Key: 2729

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.812

LEGAL

| CURRENT OWNER  |  | PARCEL ID  |    | LOCATION   |              |
|--|--|------------|----|------------|--------------|
| HAVERSAT MARK A & DONNA M<br>57 GREENWOOD LN<br>MONROE, CT 06468 |  | 47-156-0   |    | 185 RT 6   |              |
| TRANSFER HISTORY   |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |
| HAVERSAT MARK A & DONNA M  |  | 03/03/2000 | QS | 325,000    | (156808)     |
| LUPIEN HELGA C   |  | 12/09/1997 | A  |            | (146811)     |

| 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 %          |
| 23-271X<br>98-023 | 07/10/2023<br>02/01/1998 | 6<br>1        | SHED<br>SINGLE FAM R | 5,000<br>140,000 | 01/01/1999 |        | 0 0<br>100 100 |

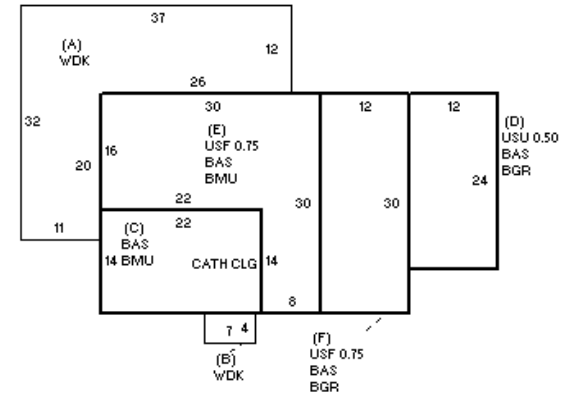
LAND

| 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 | R01 | 0.80 |            | 223,260   |
| 300 | A | 0.775    | 12   | 1.00 | 1    | 1.00     | 1   | 1.00 | R01 | 0.80 |            | 17,050    |

| TOTAL | 1.550 Acres | ZONING | RES      | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd  | EAST TRURO  | NOTE   | LAND     | 240,300 | 208,900 |          |         |          |
| Inf1  | NO ADJ      |        | BUILDING | 695,800 | 598,000 |          |         |          |
| Inf2  | NO ADJ      |        | DETACHED | 2,000   | 0       |          |         |          |
|       |             |        | OTHER    | 0       | 0       |          |         |          |
|       |             | TOTAL  |          | 938,100 | 806,900 |          |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| HTB | A    | 1.00 | A 0.75   |    | 1     | 2,730.40  | 2,000 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 4/22/2016 | FC  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 4/22/2016 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 12/6/2010 | MR  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

BUILDING

| YEAR BLT     | 1998  | SIZE ADJ   | 0.995   | ELEMENT         | CD | DESCRIPTION     | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 915,562    |
|--------------|-------|------------|---------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 2,262 | DETAIL ADJ | 1.000   | FOUNDATION      |    |                 | 1.00 | + | WDK | N | ATT WOOD DECK   | 692   |      | 50.23     | 34,760  | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$405 | OVERALL    | 1.120   | EXT. COVER      | 1  | WOOD SHINGLES   | 1.00 | + | BMU | N | BSMT UNFINISHED | 900   |      | 80.35     | 72,313  |                |            |
| CAPACITY     |       | UNITS      | ADJ     | ROOF SHAPE      | 1  | GABLE           | 1.00 | + | BAS | L | BAS AREA        | 1,548 | 1998 | 331.87    | 513,732 |                |            |
| STORIES(FAR) |       | 1.75       | 1.00    | ROOF COVER      | 1  | ASPHALT SHINGLE | 1.00 | + | BGR | N | SF BSMT GARAGE  | 648   |      | 98.97     | 64,133  |                |            |
| ROOMS        |       | 7          | 1.00    | FLOOR COVER     | 1  | HARDWOOD        | 1.00 | D | USU | N | UPPER STORY UNF | 144   |      | 148.22    | 21,343  |                |            |
| BEDROOMS     |       | 4          | 1.00    | INT. FINISH     | 2  | DRYWALL         | 1.00 | + | USF | L | UP-STRY FIN     | 714   | 1998 | 263.74    | 188,314 |                |            |
| BATHROOMS    |       | 2          | 1.00    | HEATING/COOLING | 2  | HOT WATER       | 1.02 |   | F21 | O | FPL 2S 1OP      | 1     |      | 16,767.30 | 16,767  |                |            |
| FIXTURES     |       | 6          | \$4,200 | FUEL SOURCE     | 1  | OIL             | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 0.00      |         |                |            |
| UNITS        |       | 0          | 1.00    |                 |    |                 |      |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1998 / 24  |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | COND           | 24 24 %    |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | DEPR           | 24 % GD 76 |
|              |       |            |         |                 |    |                 |      |   |     |   |                 |       |      |           |         | RCNLD          | \$695,800  |