

Key: 2758

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2.844

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCWHINNEY NOMINEE TRUST TRS: MCWHINNEY EMILY C PO BOX 321 KENT, CT 06757				49-7-0				35 TOMS HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCWHINNEY NOMINEE TRUST				12/15/2000	F	(160109+)					
MCWHINNEY EMILY C				09/11/1998	F	(150073)					
MINER CHRISTOPHER R				09/10/1998	F	(150072)					

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	%
98-128	07/01/1998	2	ADDITION	50,000	05/01/1999		100	100
94-86	07/24/1994	9	DECK	2,000	09/15/1995		100	100
91-067	06/26/1991	7	GARAGE	14,000	07/13/1992		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,296,360	1.00	1	1.00	V15	3.60	1,004,680
300	A	0.265	13	1.00	1	99,000	1.00	1	1.00	V15	3.60	26,240

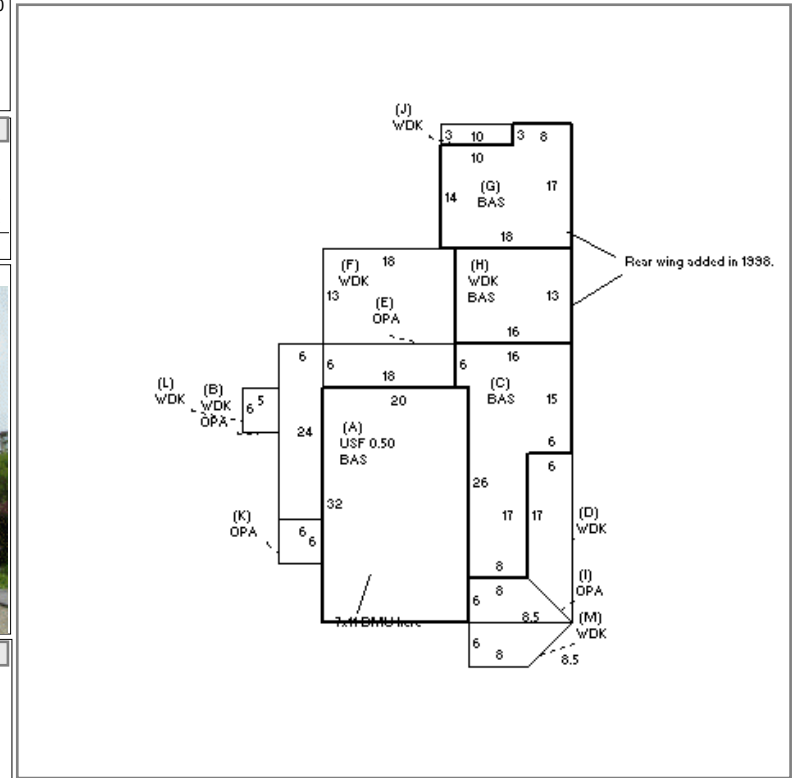
TOTAL	1.040 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY10 INCR VIEW PER NBHD REVIEW. FY11 VW DECR	LAND		1,030,900	896,400	
Inf1	NO ADJ	O	PER FIELD REV=PANORAMIC W/ SOME	BUILDING		617,700	505,100	
Inf2	NO ADJ	T	OBSTRUCTION (LESSER VW THAN 49-8).	DETACHED		8,100	7,700	
		E		OTHER		0	0	
				TOTAL		1,656,700	1,409,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	E 1.00 16'20	1991	320	25.20	8,100



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/11/2019	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/3/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION			1.00	+	BAS	L	BAS AREA	1,482	1974	446.66	661,944
EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	320	1974	360.40	115,330
ROOF SHAPE	7	OTHER	1.00	+	OPA	N	OPEN PORCH	354		99.44	35,202
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	832		67.61	56,247
FLOOR COVER	2	SOFTWOOD	1.00		BMU	N	BSMT UNFINISHED	77		122.52	9,434
INT. FINISH	5	OTHER	1.00		F21	O	FPL 2S 1OP	1		22,566.70	22,567
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								



YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,802	DETAIL ADJ	1.000
\$NLA(RCN)	\$504	OVERALL	1.100

TOTAL RCN	908,423	
CONDITION ELEM	CD	
EFF.YR/AGE	1981 / 41	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD	\$617,700	