

Key: 290

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 218

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MORENO VITO & MARIA 95 WINDY HILL DR SO WINDSOR, CT 06074				9-8-3				432 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MORENO VITO & MARIA				03/27/1986	QS	120,000	4983-267	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-108X	04/04/2018	90	BP NVC	2,000	08/16/2018	LG	100	100
14-110	05/29/2014	90	BP NVC	7,000	12/01/2014	FC	100	100

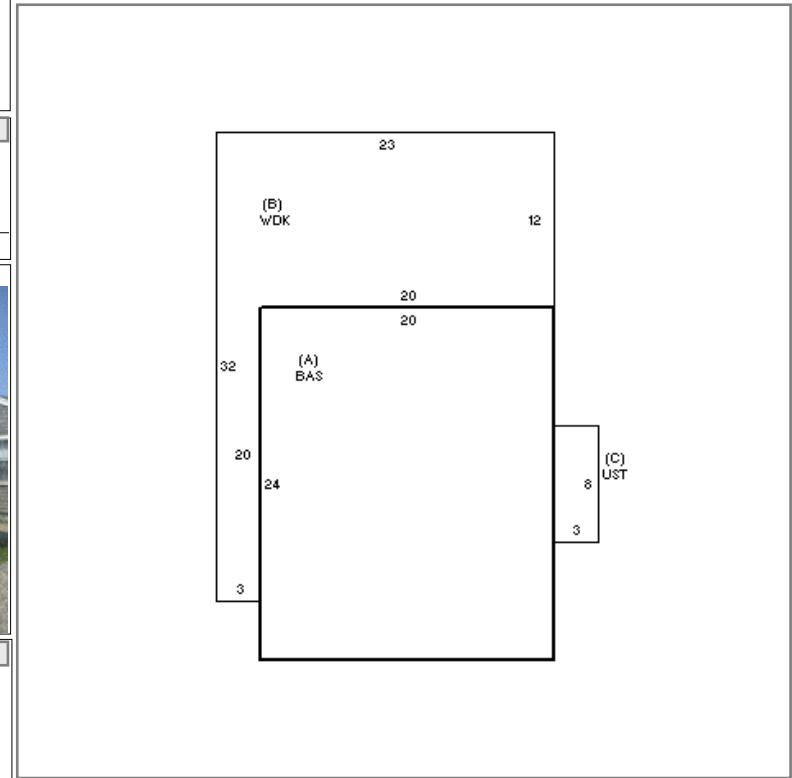
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		WIND & WAVE CONDO NOTE				LAND	0	0
Inf1			BUILDING	302,600	263,300			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	302,600	263,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/23/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	LG	BLDG COMMENTS
MODEL	10		CONDO	LIST	6/22/2023	LG	ONE ELECTRIC WALL HEATER IN LIVING ROOM. CONDO UNITS BUILT IN 1948 PER OWNER 6/11/2014.
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

LAND

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	480	DETAIL ADJ	0.761
\$NLA(RCN)	\$788	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	12.4	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	20	WIND & WAVE	0.57
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	7	FL./WALL FURN.	0.99
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	480	1900	755.48	362,630
B	WDK	N	ATT WOOD DECK	336		36.50	12,264
C	UST	N	UTILITY STORAGE	24		50.58	1,214

TOTAL RCN	378,208
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1960 / 62
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$302,600