Key: 3026

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,142

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAINEY ANDREA J 12 GREAT OAK LAND UNIONVILLE, CT 06085	50-262-0	2 HARRIER WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAINEY ANDREA J	10/01/2011	A		21368-63
GAINEY JEANNE M -LE	09/21/2006	99		21368-63
GAINEY JEANNE M	07/28/1995	QS	170,000	9773-034

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	%
95-152	12/15/1995	1	SINGLE FAM R	187,000	06/01/1997		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	1,188,330	1.00	1	1.00	V14	3.30			920,960
300	A	0.505	15	1.00	1	1.00	1	1.00	90,750	1.00	1	1.00	V14	3.30			45,830

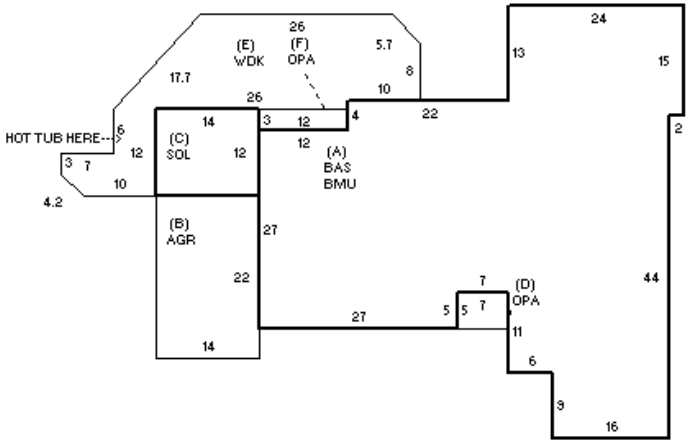
TOTAL	1.280 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	HTB ON REAR WDK.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	966,800	840,600
BUILDING	883,100	731,200
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**1,851,900**	**1,573,800**

DETACHED

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

PHOTO 10/29/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G	1.35	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/30/2015	FC
LIST	10/30/2015	EST
REVIEW	12/13/2010	MR

YEAR BLT	1996	SIZE ADJ	0.995
NET AREA	2,413	DETAIL ADJ	1.000
$NLA(RCN)	$495	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2.5	1.00
FIXTURES	8	$5,600
UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	BSMT WALL	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,245		77.61	174,232
A	BAS	L	BAS AREA	2,245	1996	387.30	869,486
B	AGR	N	ATTACHED GARAGE	308		139.25	42,889
C	SOL	L	SOLARIUM	168	1996	245.44	41,234
+	OPA	N	OPEN PORCH	71		140.28	9,960
E	WDK	N	ATT WOOD DECK	560		62.36	34,924
	F11	O	FPL 1S 1OP	1		14,988.00	14,988
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	1,193,312
CONDITION ELEM	CD

EFF.YR/AGE	1996 / 26	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$883,100