Key: 3154

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3,276

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EIB, LLC MGR: KRISTEN L BARRETT 28 CANDLEWOOD DR MANCHESTER, CT 06040	53-6-0	25 GREAT HILLS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EIB, LLC	05/24/2022	F	10	()
25 GREAT HILLS ROAD RLTY	03/15/2001	99		13637-179
EIB ERNEST WILLIAM	10/21/1993	99		8842-115

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	%
03-227	11/17/2003	3	REPAIR/REMOD	20,000	11/18/2005	LVM	100	100
99-046	04/01/1999	1	SINGLE FAM R	175,000	01/01/2000		100	100
91-127	11/06/1991	9	DECK	3,500	07/28/1992		100	100

LAND

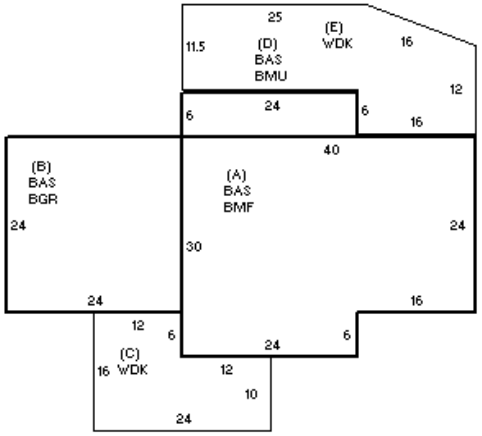
CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	1,296,360	1.00	1	1.00	V16	3.60			1,004,680
300	A	0.925	15	1.00	1	1.00	1	1.00	99,000	1.00	1	1.00	V16	3.60			91,580

TOTAL	1.700 Acres	ZONING	RES	FRNT	0
Nbhd	SOUTH TRURO	NOTE	INCLUDES 53-05. FY06 = CHNGD VIEW TO MATCH ABUTTERS ON EACH SIDE PER 11/05 INSP.		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,096,300	953,100
BUILDING	846,700	701,000
DETACHED	400	400
OTHER	0	0
TOTAL	**1,943,400**	**1,654,500**

ACCESS VIA DRIVEWAY ON EAST SIDE OF PARCEL

PER 7/10 M+L: 1ST FLR=FHA HEAT W/ CENTRAL AIR+BSMT=FHW (NO A/C)
BMF=FAM RM+BR+OFFICE+BATH



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A	0.75	4*12		48	11.00	400

PHOTO 11/27/2019

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	11/27/2019	LG
LIST	7/22/2010	JH
REVIEW	4/5/2021	MR

YEAR BLT	1999	SIZE ADJ	1.010
NET AREA	1,824	DETAIL ADJ	1.000
$NLA(RCN)	$603	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$6,300
UNITS	0	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH	1,104		169.48	187,106
+	BAS	L	BAS AREA	1,824	1999	409.87	747,597
B	BGR	N	SF BSMT GARAGE	576		133.82	77,079
+	WDK	N	ATT WOOD DECK	827		63.30	52,352
D	BMU	N	BSMT UNFINISHED	144		114.72	16,520
	GFP	O	GAS FIREPLACE	1		12,679.00	12,679

TOTAL RCN	1,099,634
CONDITION ELEM	CD

EFF.YR/AGE	1999 / 23		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$846,700		