

Key: 3202

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.319

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MUELLER TRURO REALTY TRUST MUELLER PHILIP P III ETAL -TRS 171 WIG HILL RD HADDAM, CT 06438		53-58-0		1 BENSON LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MUELLER TRURO REALTY TRUS		08/06/2004	99	17090-67+	
MUELLER TRURO REALTY TRUS		06/16/2003	99	17090-67	
MUELLER PHILIP P		11/09/1979	99	3012-261	

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 %

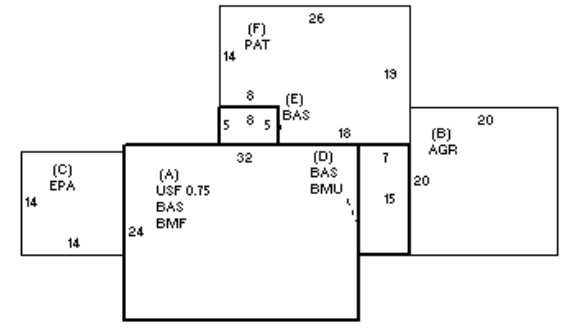
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	15	1.00	1	1.00	1	1.00	990,275	1.00	1	1.00	767,460
300	A	2.045	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	154,650

TOTAL	2.820 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11 VW CHG FROM 6@1.75 TO 7@2.20 PER 7/10 MEAS=SAME AS 53-59 PER FY11 FIELD REV.	LAND		922,100	801,700		
Inf1	NO ADJ		BUILDING		431,500	378,500		
Inf2	NO ADJ		DETACHED		3,900	3,700		
		OTHER		0	0			
TOTAL				1,357,500	1,183,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHC	A	1.00	A 0.75 11*25	1950	275	18.94	3,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/9/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY21 Added BMU to Sect.D, and concrete shed		

YEAR BLT	1948 <th>SIZE ADJ</th> <td>1.030 </td>	SIZE ADJ	1.030
NET AREA	1,489 <th>DETAIL ADJ</th> <td>1.000 </td>	DETAIL ADJ	1.000
\$NLA(RCN)	\$483 <th>OVERALL</th> <td>1.130 </td>	OVERALL	1.130

INDING

YEAR BLT	1948	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,249	
NET AREA	1,489	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMF	N	BSMT FINISH	768		154.99	119,030	CONDITION ELEM CD		
\$NLA(RCN)	\$483	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	576	1948	278.27	160,284			
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	400		114.75	45,901			
STORIES(FAR)	1.75	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	C	EPA	N	ENCL PORCH	196		153.36	30,059			
ROOMS	0	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	BMU	N	BSMT UNFINISHED	105		95.07	9,983			
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	913	1948	353.54	322,783			
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02	F	PAT	N	PATIO	454		16.29	7,398			
FIXTURES	9	\$6,300		FUEL SOURCE	1	OIL	1.00	F12	O		FPL 1S 2OP	1		17,512.00	17,512			
UNITS	0	1.00															EFF.YR/AGE	1972 / 50
																COND	40	40 %
																FUNC	0	
																ECON	0	
																DEPR	40	% GD 60
																RCNLD	\$431,500	