

Key: 3238

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.356

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
REICHHHELM GEORGE & CAROLE 127 HARBOR RD WESTPORT, CT 06880		54-1-0		20 MILL POND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
REICHHHELM GEORGE & CAROLE		01/03/2002	G	2,200,000	(163907)
POST JUDITH		01/03/2002	99		(84654)
POST SEYMOUR C & JUDITH		02/24/1981	99		(84654)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
02-052	03/19/2002	2	ADDITION	550,000	04/28/2004	BT	100 100

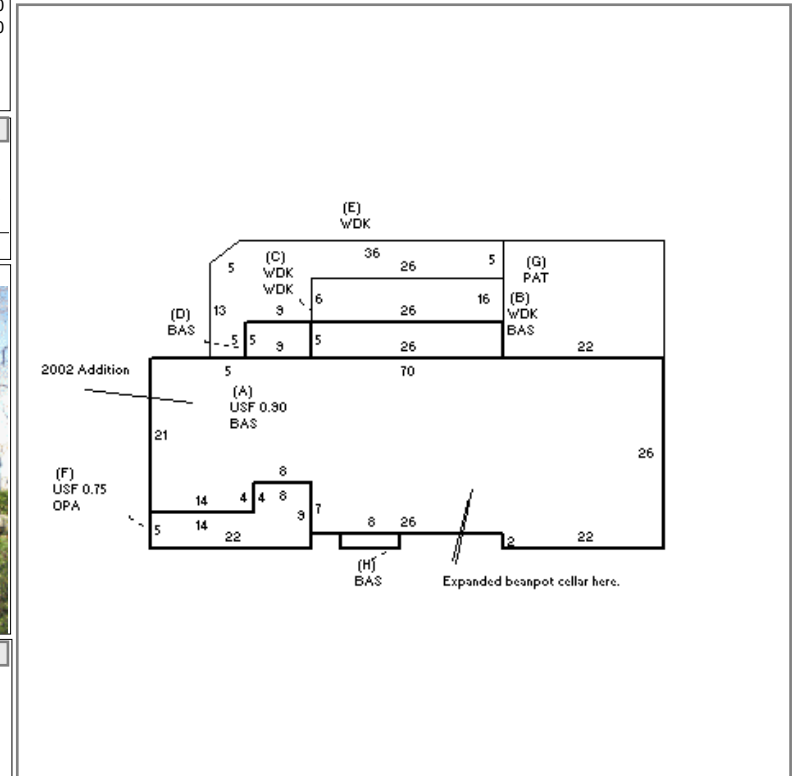
LAND

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	1,296,360	1.00	1	1.00	V16	3.60	1,004,680
300	A	3.575	15	1.00	1	99,000	1.00	1	1.00	V16	3.60	353,930
350	A	0.410	15	1.00	1	6,900	1.00	1	1.00	TWP	1.00	2,830

TOTAL	4.760 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	1,361,400	1,183,600
Inf1	NO ADJ		BUILDING	1,162,300	986,100			
Inf2	NO ADJ		DETACHED	1,200	1,100			
			OTHER	767,300	659,000			
					TOTAL	3,292,200	2,829,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 10*12		120	16.01	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2021	LG
MODEL	1		RESIDENTIAL	LIST	4/5/2022	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/16/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BATHS = 3 FULL and 2 HALF. Per 4/5/2022 List, full basement under center area (9x14, expanded beanpot cellar), and under left side 2002 addition (12x20), the rest is 4' dirt floor crawlspace.

LOADING

YEAR BLT	1840	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,709,292		
NET AREA	3,387	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,817	1840	498.39	905,568	CONDITION ELEM	CD		
\$NLA(RCN)	\$505	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	1,570	1840	383.54	602,163				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	745		76.98	57,347				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	F	OPA	N	OPEN PORCH	142		133.20	18,915				
				FLOOR COVER	1	HARDWOOD	1.00	G	PAT	N	PATIO	352		25.40	8,942				
				INT. FINISH	2	DRYWALL	1.00	BMU	N	N	BSMT UNFINISHED	366		139.50	51,057				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F23	O	O	FPL 2S 3OP	1		55,500.70	55,501				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1980 / 42
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$1,162,300

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127 HARBOR RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
WESTPORT, CT 06880												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

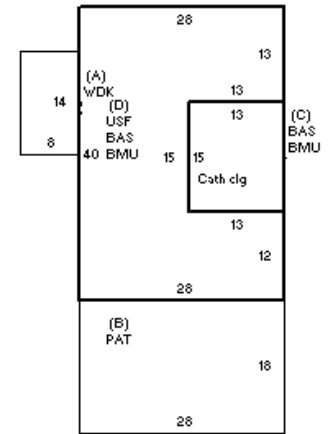
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	767,300	
Inf1					
Inf2					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Per 2022 List, Kitchen area (cabinets, sink, fridge & microwave, but no oven).

BUY

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2021	LG
MODEL	1		RESIDENTIAL	LIST	4/5/2022	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	12/16/2010	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	959,117	
NET AREA	2,045	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	WDK	N	ATT WOOD DECK	112		86.63	9,703	CONDITION ELEM CD		
\$NLA(RCN)	\$469	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	B	PAT	N	PATIO	504		18.92	9,536			
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,120		99.46	111,399			
STORIES(FAR)	2	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BAS AREA	195	2002	437.86	85,383			
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BAS AREA	925	2002	437.86	405,024			
BEDROOMS	4	1.00		INT. FINISH	2	DRYWALL	1.00	D	USF	L	UP-STRY FIN	925	2002	337.68	312,353			
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03		BMG	O	BSMT GARAGE	2		10,409.80	20,820			
FIXTURES	7	\$4,900		FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		0.00				
UNITS	0	1.00															EFF.YR/AGE	2002 / 20
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$767,300	