

Key: 3436

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.567

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
POLNITSKY CHARLES A & REED EILEEN E 703 FLANDERS RD WOODBURY, CT 06798-1715				58-49-0				7 STURDY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
POLNITSKY CHARLES A &				11/04/1994	99			(135482+)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-229	11/05/2014	90	BP NVC	2,100			100	100
95-051	04/21/1995	9	DECK	850	06/26/1995		100	100
89-070	05/01/1989	2	ADDITION	58,000	12/31/1989	SW	100	100

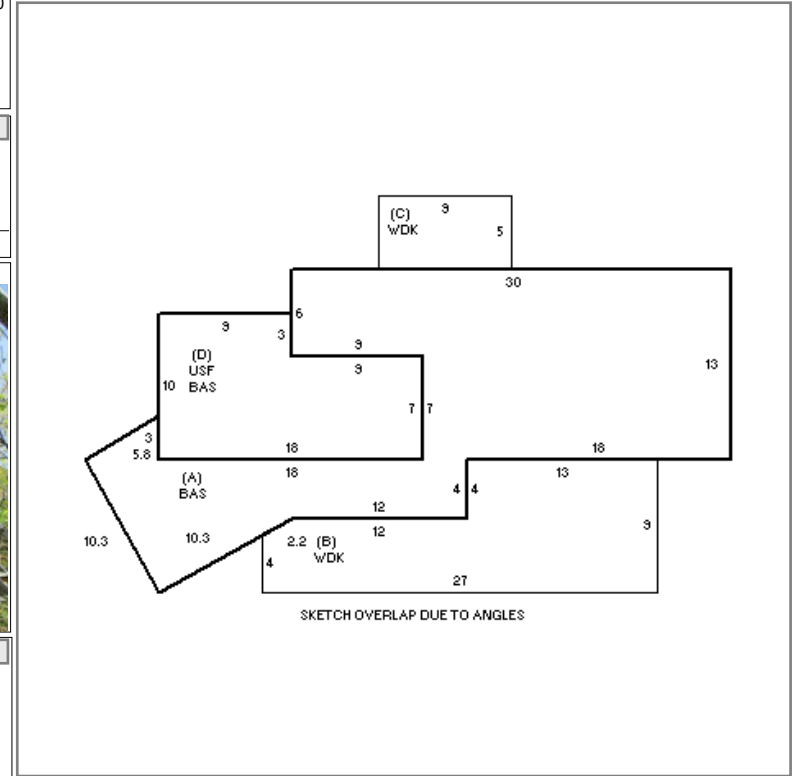
LAND

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 1.00	1 1.00	720,200	1.00	1 1.00	R09	2.00		558,160
300	A	0.375 15 1.00		1 1.00	1 1.00	55,000	1.00	1 1.00	R09	2.00		20,630

TOTAL	1.150 Acres	ZONING	RES	FRNT	354	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE FY11 - RMVD LAND CODE 200	LAND	578,800	402,600			
Inf1	NO ADJ		BUILDING	155,400	133,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	275,500	234,000			
			TOTAL	1,009,700	770,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/21/2019
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/11/2010	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]	BLDG COMMENTS Per 07 List -NEEDS INT INSPEC		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1982	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	228,572
NET AREA	770	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	617	1982	280.67	173,173	CONDITION ELEM	CD
\$NLA(RCN)	\$297	OVERALL	0.880	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	231		49.98	11,545		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	D	USF	L	UP-STRY FIN	153	1982	223.15	34,142		
STORIES(FAR)	1.2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00			BMU	N	BSMT UNFINISHED	64		75.48	4,831		
ROOMS	4	1.00	FLOOR COVER	2	SOFTWOOD	1.00			MST	O	MASONRY STACK	1		2,780.30	2,780		
BEDROOMS	1	1.00	INT. FINISH	5	OTHER	1.00											
BATHROOMS	1	1.00	HEATING/COOLING	6	GRAVITY	0.98											
FIXTURES	3	\$2,100	FUEL SOURCE	2	GAS	1.00											
UNITS	0	1.00															
																EFF.YR/AGE	1982 / 40
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$155,400

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

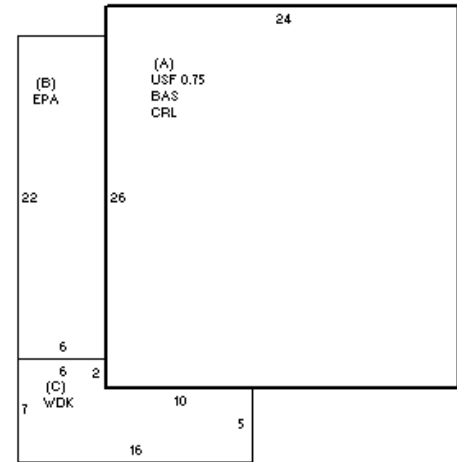
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	275,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/21/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/11/2010	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
NO KITCH PER BP#89-70=NEEDS INT INSPEC.

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YEAR BLT	1989	SIZE ADJ	1.040	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393,632		
NET AREA	1,092	DETAIL ADJ	1.000	FOUNDATION			1.00	A	CRL	N	CRAWL SPACE	624		42.54	26,545				
\$NLA(RCN)	\$360	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	624	1989	338.02	210,925				
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	468	1989	266.05	124,513				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	EPA	N	ENCL PORCH	132		154.34	20,373				
				FLOOR COVER	5	VINYL	1.00	C	WDK	N	ATT WOOD DECK	92		76.92	7,076				
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00					
				HEATING/COOLING	3	RADIANT	1.02												
				FUEL SOURCE	3	ELECTRIC	1.00												
																		CONDITION ELEM	CD
																		EFF.YR/AGE	1989 / 33
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$275,500