Key: 457

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 353

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMALL ALLENE R TRUST (2009) TRS: SMALL JASON S ET AL 251 LINDEN AVE BRANFORD, CT 06405	21-3-D	184 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMALL ALLENE R TRUST (200	05/25/2011	A		25469-219
SMALL ALLENE R TRUST (200	05/25/2011	A		25469-219
SMALL ALLENE R TRUST AGRE	05/10/2006	99		20987-335

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

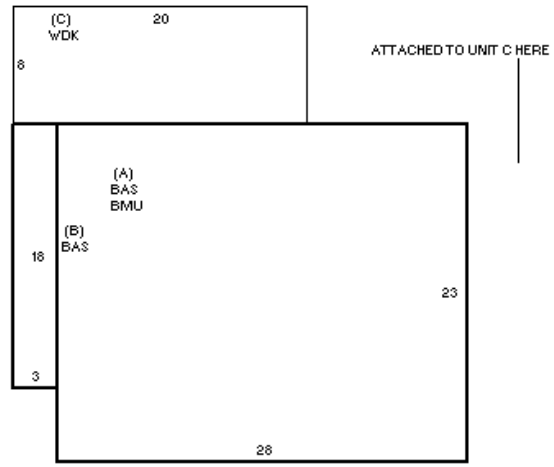
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-003	01/08/2008	4	REHAB	125,000	05/18/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0
Nbhd		NOTE	HORIZON BEACH CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	473,800	412,200
DETACHED	0	0
OTHER	0	0
TOTAL	**473,800**	**412,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2017	LG
LIST	5/18/2009	EST
REVIEW	7/13/2007	RJM

BLDG COMMENTS

5/17/17 Left door tag for List. FY10 AYB+EYB CHG PER BP#08-003=ESSENTIALLY REBUILT (HEAT=ELEC PER BP).

YEAR BLT	2008	SIZE ADJ	0.935
NET AREA	698	DETAIL ADJ	0.776
$NLA(RCN)	$707	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	1	.97
BATHROOMS	1	1.00
FIXTURES	3	$2,100
PCT COMM INT	4.67	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	9	HORIZON BEACH	0.64
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	1	AREA FULL	1.00
HEATING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
PLUMBING			1.00
VIEW/LOC	5	VERY GOOD	1.25

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	644		33.90	21,832
+	BAS	L	BASE CONDO AREA	698	2008	664.36	463,725
C	WDK	N	ATT WOOD DECK	160		36.50	5,840

TOTAL RCN 493,497

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	N

EFF.YR/AGE 2008 / 14

COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96

RCNLD $473,800