

Key: 555

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 468

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION					
CABAN SONIA 4 LINES RD WOODBIDGE, CT 06525						22-45-14				132 SHORE RD					
						TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
						CABAN SONIA				10/01/2007	QS	143,000		(C223-14)	
PINNOCK DORIS E REV LIV T				11/17/2005	99			(C223-14)							
PINNOCK DORIS E				08/10/2001	QS	55,500		(C223-14)							

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/26/2023	30	CHECK DATA		05/24/2023	LG	100	100

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

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE BRAEMAR CONDO				LAND	0	0
Infl1			BUILDING	157,100	131,800			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	157,100	131,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
UPPER FLOOR UNIT/OLDER SECTION. SF FROM PLAN 2/25/14. FRONT WALKWAYS+DECKS=COMMON AREA. MINISPLIT.

UNIT 14=2ND FLR (8TH UNIT FROM RIGHT ABOVE UNIT 13)

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	LG
MODEL	10		CONDO	LIST	4/18/2023	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.190
NET AREA	310	DETAIL ADJ	0.494
\$NLA(RCN)	\$611	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	1	1.00	
BEDROOMS	1	.97	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	1.8	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	3	BRAEMAR	0.50
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	8	HEAT PUMP	1.02
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	310	1965	583.05	180,746
	OPA	N	OPEN PORCH	120		53.40	6,408

TOTAL RCN	189,254
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1968 / 54
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$157,100