

Key: 578

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 491

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH DIANE & JURCZYK CHRIS 114 MONTICELLO DR BRANFORD, CT 06405				22-45-47				132 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LYNCH DIANE & JURCZYK CHR				09/26/2019	F	1 (C223-47)					
LYNCH DIANE				06/17/2019	QS	172,000 (C223-47)					
MYHRUM TRACI S & JOCELYN				06/26/2018	QS	139,500 (C223-47)					


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		03/30/2023	LG	100	100

LAND

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

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	BRAEMAR CONDO			LAND	0	0
Inf1						BUILDING	209,500	175,600
Inf2						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>209,500</b>	<b>175,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/30/2023
								

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2023	LG
MODEL	10		CONDO	LIST	6/6/2014	FC
STYLE	1	1.00	CONDO [100%]	REVIEW	7/16/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
GOUND LEVEL UNIT/NEWER SECTION. SF FROM PLAN 2/25/14. BSMT+FRONT WALKWAYS+DECKS=COMMON AREA.
UNIT 47=1ST FLR (3RD UNIT FROM LEFT)

BUILDING

YEAR BLT	1986	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	230,251			
NET AREA	440	DETAIL ADJ	0.494	COMPLEX	3	BRAEMAR	0.50		BAS	L	BASE CONDO AREA	440	1986	507.60	223,345	CONDITION ELEM CD				
\$NLA(RCN)	\$523	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00		OPA	N	OPEN PORCH	90		53.40	4,806	EXTERIOR	A			
				BASEMENT	5	NO BASEMENT	1.00											INTERIOR	A	
				HEATING	8	HEAT PUMP	1.02											KITCHEN	U	
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	A	
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A	
				VIEW/LOC	3	AVG	1.00											EFF.YR/AGE		1993 / 29
																	COND	9 9 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	9 % GD	91	
																	RCNLD	\$209,500		