

Key: 610

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 530

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TRONO THOMAS & MARY 281 FARMCLIFF DR GLASTONBURY, CT 06033				24-22-0				8 KNOWLES HGTS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRONO THOMAS & MARY				10/06/1999	QS	310,000	(155051+)				

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.760	11	1.00	1	1.00	1	1.00	V12	2.75		762,840

TOTAL	33,106 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	762,800	639,200
Inf1	NO ADJ		BUILDING	831,300	684,300			
Inf2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	0	0			
						TOTAL	1,596,100	1,325,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000



BLDG COMMENTS		
TWO MINISPLITS.		

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/21/2013	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,682	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	WDK	N	ATT WOOD DECK	1,096		59.53	65,243
\$NLA(RCN)	\$425	OVERALL	1.160	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	930		95.22	88,554
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	876	1983	401.16	351,414
				ROOF COVER	2	WOOD SHINGLES	1.01	+	USF	L	UP-STRY FIN	1,752	1983	290.23	508,491
				FLOOR COVER	3	W/W CARPET	1.00	D	BAS	L	BAS AREA	54	1983	401.16	21,663
				INT. FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	876		95.52	83,674
				HEATING/COOLING	10	HOT/COLD WATER	1.05	PAT	N	PATIO	230		20.80	4,785	
				FUEL SOURCE	1	OIL	1.00	WDK	N	ATT WOOD DECK	80		91.27	7,302	
								GEN	O	GENERATOR	1		0.00		
								ODS	O	OUT DOOR SHOWER	1		0.00		

TOTAL RCN	1,138,827
CONDITION ELEM	CD
EFF.YR/AGE	1995 / 27
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$831,300

