

Key: 620

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 540

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLMAN BENJAMIN S & COLMAN MELANIE K 37 TAMARA CIRCLE AVON, CT 06001				24-32-0				12 WHALE WATCH DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLMAN BENJAMIN S & COFSKY DOROTHY VIPRINO				05/17/2013	P	305,000	(200381)				
				06/23/1995	H		(137558)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC 18-392	05/22/2023	30	CHECK DATA		06/23/2022	LG	100 100
13-185	11/01/2018	7	GARAGE	162,900	12/24/2019	LG	100 100
	07/24/2013	1	SINGLE FAM R	361,000	12/01/2014	FC	100 100

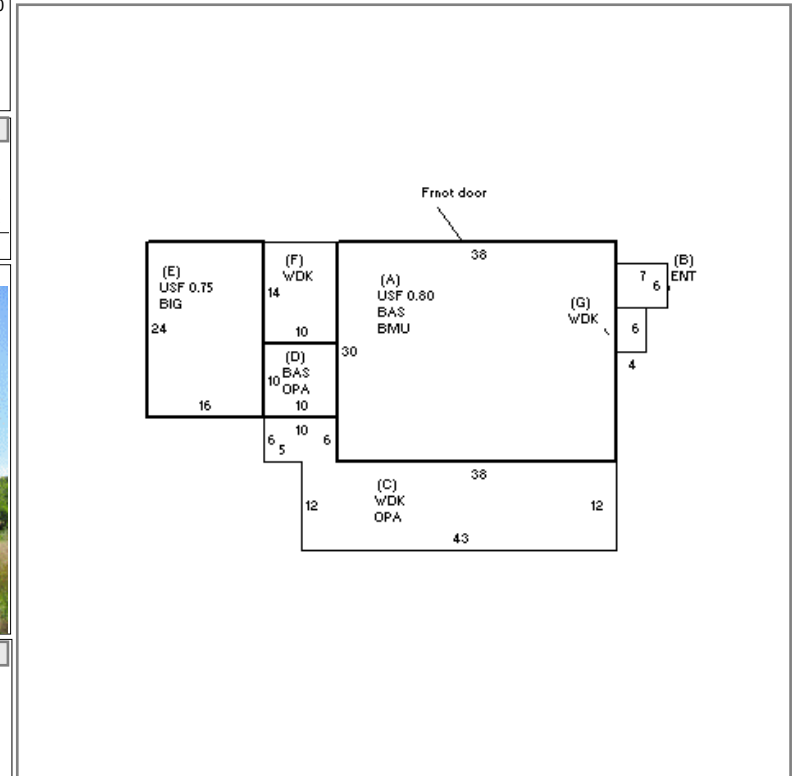
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	A	0.775	11	1.00	1	1.00	1	1.00	630,175	1.00	1	1.75	488,390
300	A	0.125	11	1.00	1	1.00	1	1.00	48,125	1.00	1	1.75	6,020

TOTAL	39,204 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	494,400	429,900
Inf1	NO ADJ		BUILDING	992,300	807,000			
Inf2	NO ADJ		DETACHED	1,300	1,200			
			OTHER	0	0			
						TOTAL	1,488,000	1,238,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	A 0.75 12*13		156	11.00	1,300



BLDG COMMENTS
ROOF WDK=221 SF. Garage USF has minisplit.



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	LG
MODEL	1		RESIDENTIAL	LIST	11/6/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/7/2021	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,440	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,140		87.64	99,907
\$NLA(RCN)	\$447	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	1,140	2013	382.02	435,507
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UP-STRY FIN	912	2013	294.46	268,551
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	ENT	N	ENCL ENTRY	42		255.45	10,729
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	676		74.30	50,228
				INT. FINISH	2	DRYWALL	1.00	D	BAS	L	BAS AREA	100	2019	382.03	38,203
				HEATING/COOLING	14	FHA/DCTLS AC	1.01	E	BIG	N	BUILT-IN GARAGE	384		102.55	39,378
				FUEL SOURCE	2	GAS	1.00	E	USF	L	UP-STRY FIN	288	2018	294.46	84,806
								+	WDK	N	ATT WOOD DECK	740		57.25	42,366
									WDK	N	ATT WOOD DECK	221		68.70	15,183
									ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	1,090,457
CONDITION ELEM	CD
EFF.YR/AGE	2013 / 9
COND	09 09%
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$992,300