

Key: 6325

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.183

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID                                 |   |         |            | LOCATION     |    |            |              |  |
|---|--|--|--|---|---|---------|------------|--------------|----|------------|--------------|--|
| PEARCE KATHLEEN M & KUEBLER DAVID S<br>40 TUNXIS ST<br>FARMINGTON, CT 06032 |  |  |  | 7-1-4                                     |   |         |            | 497 SHORE RD |    |            |              |  |
|   |  |  |  | TRANSFER HISTORY                          |   |         |            | DOS          | T  | SALE PRICE | BK-PG (Cert) |  |
|   |  |  |  | PEARCE KATHLEEN M & VERVE DEVELOPMENT LLC |   |         |            | 04/10/2009   | QS | 249,900    | 23603-155    |  |
|   |  |  |  | 09/20/2005                                | O | 350,000 | 20276-312+ |              |    |            |              |  |

| CLASS   | CLASS%     | DESCRIPTION |            |        | BN ID      | BN  | CARD   |     |
|---------|------------|-------------|------------|--------|------------|-----|--------|-----|
| 1020    | 100        | CONDOMINIUM |            |        |            | 1   | 1 of 1 |     |
| PMT NO  | PMT DT     | TY          | DESC       | AMOUNT | INSP       | BY  | 1st    | %   |
| 07-SS14 | 12/07/2007 | 50          | SPLIT SUB  |        |            |     | 100    | 100 |
| 05-172  | 10/18/2005 | 11          | COMMERCIAL | 80,000 | 06/20/2008 | RJM | 100    | 100 |

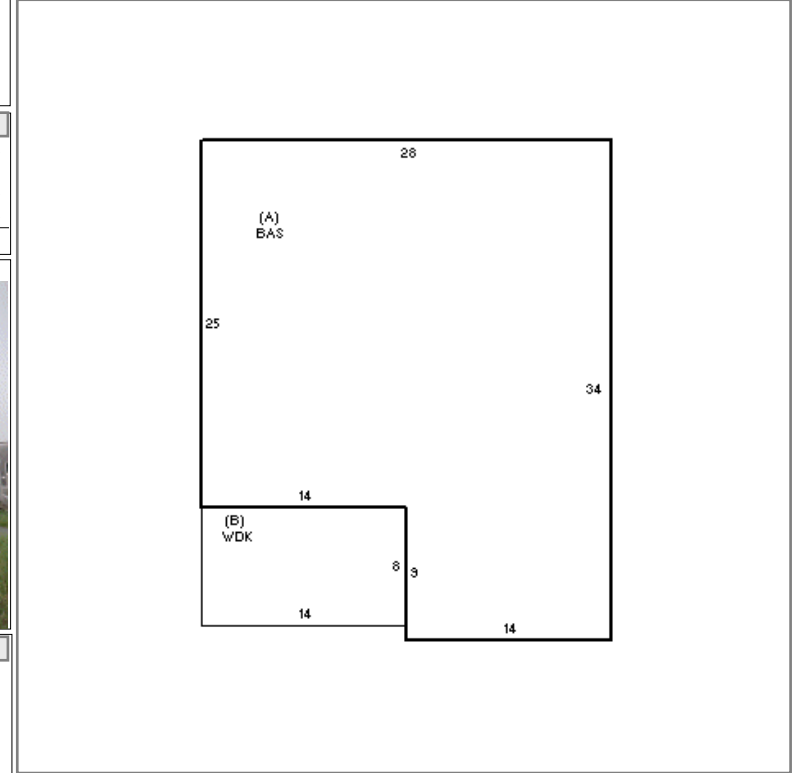
LAND

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

| TOTAL | SF | ZONING                               | LBP          | FRNT           | 0              | ASSESSED | CURRENT | PREVIOUS |
|-------|----|--------------------------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd  |    | NOTE<br>SUNRISE COTTAGES CONDOMINIUM |              |                |                | LAND     | 0       | 0        |
| Inf1  |    |                                      | BUILDING     | 605,600        | 526,900        |          |         |          |
| Inf2  |    |                                      | DETACHED     | 0              | 0              |          |         |          |
|       |    |                                      | OTHER        | 0              | 0              |          |         |          |
|       |    |                                      | <b>TOTAL</b> | <b>605,600</b> | <b>526,900</b> |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

HAS FUJITSU INVERTER.

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/27/2014 | FC  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 10 |      | CONDO             | LIST    | 5/27/2014 | EST |
| STYLE    | 1  | 1.00 | CONDO [100%]      | REVIEW  | 7/1/2008  | RJM |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT     | 2006  | SIZE ADJ   | 0.910 | ELEMENT | CD              | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|---------|-----------------|-------------|-----|
| NET AREA     | 826   | DETAIL ADJ | 0.891 | 35      | SUNRISE COTTAGE | 0.90        |     |
| \$NLA(RCN)   | \$772 | OVERALL    | 1.000 | 11      | CONTEMPORARY    | 1.00        |     |
| CAPACITY     |       |            |       | 5       | NO BASEMENT     | 1.00        |     |
| STORIES(FAR) | 1     | 1.00       |       | 7       | FL./WALL FURN.  | 0.99        |     |
| ROOMS        | 4     | 1.00       |       | 2       | GAS             | 1.00        |     |
| BEDROOMS     | 2     | 1.00       |       | 1       | STANDARD        | 1.00        |     |
| BATHROOMS    | 1     | 1.00       |       | 3       | AVG             | 1.00        |     |
| FIXTURES     | 3     | \$2,100    |       |         |                 |             |     |
| PCT COMM INT | 13.2  | 1.00       |       |         |                 |             |     |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BAS | L | BASE CONDO AREA | 826   | 2006 | 764.33    | 631,336 |
| B | WDK | N | ATT WOOD DECK   | 112   |      | 36.50     | 4,088   |

|                |           |
|----------------|-----------|
| TOTAL RCN      | 637,524   |
| CONDITION ELEM | CD        |
| EXTERIOR       | A         |
| INTERIOR       | A         |
| KITCHEN        | A         |
| BATHS          | A         |
| HEAT/ELEC      | A         |
| EFF.YR/AGE     | 2006 / 16 |
| COND           | 5 5 %     |
| FUNC           | 0         |
| ECON           | 0         |
| DEPR           | 5 % GD 95 |
| RCNLD          | \$605,600 |