

Key: 6570

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.252

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COTNOIR FAMILY TRUST TRS: COTNOIR ROBERT C 200 WESTBROOK RD ESSEX, CT 06426-1511				17-1-3				263 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COTNOIR FAMILY TRUST				02/16/2011	99			25262-257			
COTNOIR ROBERT & BONNELL				06/12/2009	QS	252,000		23799-218			
FOLEY KATHERINE A & MARK				02/16/2007	A			21785-52+			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-343	12/11/2012	2	ADDITION	47,000	08/05/2013	FC	100	100
10-211	10/21/2010	90	BP NVC	4,850	04/28/2011	MR	100	100
	01/01/2010	30	CHECK DATA		04/30/2012	FC	100	100
09-SS11	06/12/2009	50	SPLIT SUB				100	100
88-041	04/04/1988	1	SINGLE FAM R	30,000	12/31/1988	SW	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		N				LAND	0	0
Inf1		O				BUILDING	478,300	416,400
Inf2		T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	478,300	416,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/05/2021



BLDG COMMENTS
SAND DOLLAR. UNIT 3 IN BLDG C. HAS OUTDOOR SHOWER.

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2021	LG
MODEL	10		CONDO	LIST	4/18/2013	BE
STYLE	1	1.00	CONDO [100%]	REVIEW	5/25/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1935	SIZE ADJ	0.950
NET AREA	612	DETAIL ADJ	1.024
\$NLA(RCN)	\$953	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	1	.97	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
PCT COMM INT	24	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	40	263 SHORE RD	1.10
CONDO STYLE	4	COTTAGE	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	13	NO HEAT	0.96
FUEL SOURCE	8	NONE	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	3	AVG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE CONDO AREA	612	1935	923.60	565,245
+	WDK	N	ATT WOOD DECK	244		36.50	8,906
	F11	O	FPL 1S 1OP	1		4,987.00	4,987

TOTAL RCN	583,338
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	U
HEAT/ELEC	A
EFF.YR/AGE	1965 / 57
COND	18 18%
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$478,300

