

Key: 764

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 682

LEGALS

LAND

DETACHED

BUILDING

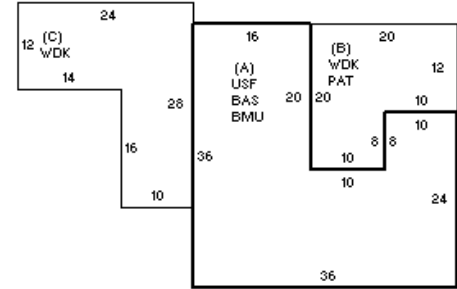
CURRENT OWNER				PARCEL ID				LOCATION			
LARSON NANCY J C/O KYLE LARSON 636 ETHAN ALLEN HWY MILTON, VT 05468				35-21-0				18 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LARSON NANCY J				02/08/1990	99			(41978+)			
LARSON TROTT K & NANCY J				01/26/1968	99			(41978)			

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	%
92-093	08/21/1992	6	SHED	1,000	05/17/1993		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.530	11	1.00	1	630,175	1.30	1	1.00	V7	1.75	434,420

TOTAL	23,087 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	DGF=ATT TO SHED. FY10 CHG VW PER REVIEW			LAND	434,400	377,700
Infl1	NO ADJ	O	(SEE PHOTOS FROM 35-24 & 25). NO WV FROM			BUILDING	422,900	364,000
Infl2	NO ADJ	T	GROUND PER 7/09 CYCL INSP. FY11 VW CHG PER			DETACHED	8,500	8,000
		E	FIELD REV=DISTANT PARTIAL.			OTHER	0	0
						TOTAL	865,800	749,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	A- 0.70	14*24	1992	336	14.38	3,400
DGF	-	0.90	A- 0.70	16*20	1995	320	22.68	5,100



BLDG COMMENTS
 5/11/18 Couldn't meas shed & DGF, veg too overgrown.
 3*6 ASH under rear deck. July 2009 SHF+DGF MAY BE CABIN (LOCKED UP+NO VW OF INTERIOR).

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2018	LG
MODEL	1		RESIDENTIAL	LIST	7/15/2009	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	631,218		
NET AREA	1,952	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	976		71.36	69,652	CONDITION ELEM	CD		
\$NLA(RCN)	\$323	OVERALL	0.980	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	976	1977	300.66	293,442				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	976	1977	231.87	226,301				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	PAT	N	PATIO	320		14.72	4,711				
				FLOOR COVER	3	WW CARPET	1.00	+	WDK	N	ATT WOOD DECK	768		44.62	34,265				
				INT. FINISH	2	DRYWALL	1.00		ASH	N	ATT SHED	18		41.46	746				
				HEATING/COOLING	13	NO HEAT	0.93		ODS	O	OUT DOOR SHOWER			0.00					
				FUEL SOURCE	8	NONE	1.00												
CAPACITY		UNITS	ADJ															TOTAL RCN	631,218
STORIES(FAR)		2	1.00															EFF.YR/AGE	1978 / 44
ROOMS		0	1.00															COND	33 33 %
BEDROOMS		3	1.00															FUNC	0
BATHROOMS		1	1.00															ECON	0
FIXTURES		3	\$2,100															DEPR	33 % GD 67
UNITS		0	1.00															RCNLD	\$422,900