

Key: 815

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 734

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KIDNEY JAMES A 85 SOUTHWICK COURT CHESHIRE, CT 06410				35-64-0				10 WINDIGO LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KIDNEY JAMES A				01/28/1972	99		(53711)				

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 13-305	05/19/2023	30	CHECK DATA		01/27/2022	LG	100	100
	11/26/2013	6	SHED	7,200	12/27/2013	FC	100	100
	01/26/2007	30	CHECK DATA		05/11/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.540	11	1.00	1	522,145	1.28	1	1.00	R06	1.45	362,030

TOTAL	23,522 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE NO VIEW FROM 1ST FLR PER 12/27/13 MEAS.	LAND	362,000	314,800			
Inf1	NO ADJ		BUILDING	390,700	307,400			
Inf2	NO ADJ		DETACHED	3,700	3,500			
			OTHER	0	0			
			TOTAL	756,400	625,700			

DETACHED

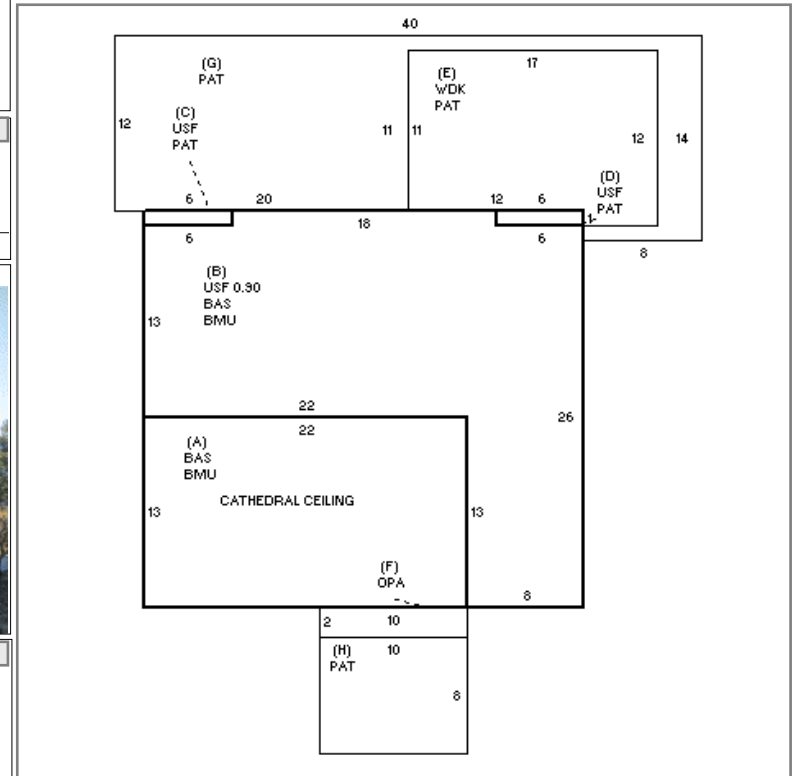
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	G+ 0.95	12*14	2013	168	23.32	3,700



BLDG COMMENTS
PARTIAL MEASURES 1/27/2022 and 12/27/2013 (UNABLE TO MEASURE REAR AREA DUE TO LOCKED FENCE). Minisplit

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/27/2022	LG
MODEL	1		RESIDENTIAL	LIST	5/11/2009	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	3/12/2013	BE
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.030
NET AREA	1,271	DETAIL ADJ	1.005
\$NLA(RCN)	\$452	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES(FAR)	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	798		99.20	79,165
EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	286	1973	395.78	113,193
ROOF SHAPE	6	SALTBOX	1.00	B	BAS	L	BAS AREA	512	1973	395.78	202,639
ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	473	1973	311.52	147,347
FLOOR COVER	1	HARDWOOD	1.00	+	PAT	N	PATIO	588		17.10	10,056
INT. FINISH	3	WOOD PANEL	1.00	E	WDK	N	ATT WOOD DECK	192		74.39	14,283
HEATING/COOLING	18	MINISPLIT	1.00	F	OPA	N	OPEN PORCH	20		182.94	3,659
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	574,540
CONDITION ELEM	CD
EFF.YR/AGE	1982 / 40
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$390,700