

Key: 859

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 799

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
JOHNSON ERIC N 20 WATERHOUSE LN CHESTER, CT 06412				35-109-0				15 TWINE FIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JOHNSON ERIC N				05/02/2008	QS	706,500	(185843)					
HUFFENUS MARION C ESTATE				05/02/2008	99		(90823+)					
HUFFENUS MARION C				05/02/2008	99		(90823+)					
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	522,145	1.00	1	1.00	R06	1.45	404,660
300	A	0.225	11	1.00	1	39,875	1.00	1	1.00	R06	1.45	8,970

LAND

TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE			LAND	413,600	359,700	
Inf1	NO ADJ				BUILDING	458,900	389,500	
Inf2	NO ADJ				DETACHED	0	0	
					OTHER	0	0	
						TOTAL	872,500	749,200

DETACHED

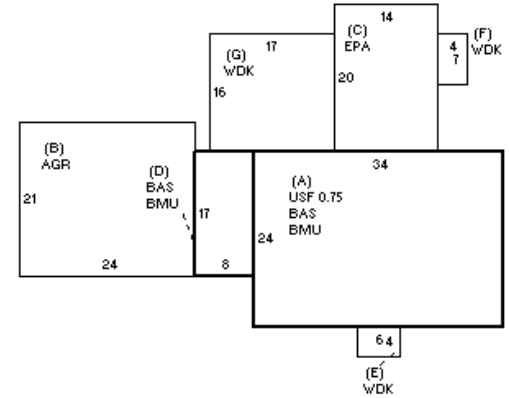
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/03/2023
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/3/2023	LG
MODEL	1		RESIDENTIAL	LIST	3/3/2023	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	665,113		
NET AREA	1,564	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	952		77.22	73,512	CONDITION ELEM	CD		
\$NLA(RCN)	\$425	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	952	1984	325.32	309,708				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	612	1984	253.47	155,126				
				ROOF COVER	1	ASPALT SHINGLE	1.00	B	AGR	N	ATTACHED GARAGE	504		98.99	49,893				
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCL PORCH	280		133.69	37,434				
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	ATT WOOD DECK	324		54.71	17,727				
				HEATING/COOLING	5	ELECTRIC	0.95	F21	O	FPL 2S 1OP	1			16,114.30	16,114				
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	OUT DOOR SHOWER	1			0.00					
																		EFF.YR/AGE	1984 / 38
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$458,900

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	%
20-099	04/27/2020	2	ADDITION	20,000	12/06/2021	LG	100	100
20-089X	04/06/2020	90	BP NVC	3,500	12/08/2020	LG	100	100
16-083	04/19/2016	90	BP NVC	900	12/28/2016	LG	100	100



BLDG COMMENTS