Key: 2765

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,851

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYMAN TINA HELEN, TRSTEE ET AL 8 BUTTON ROAD EASTHAMPTON, MA 01027	49-14-0	38 TOMS HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYMAN TINA HELEN, TRSTEE	05/14/2003	99		(169168+)
RYMAN CHARLES D & JEWEL H	06/20/2000	99		(158102+)
RYMAN CHARLES D & JEWEL H	06/01/2000	99		(154470+)

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.720	13 1.00	T11 0.90	1 1.00	1,523,223	1.05	1 1.00	V17 4.70			1,153,970

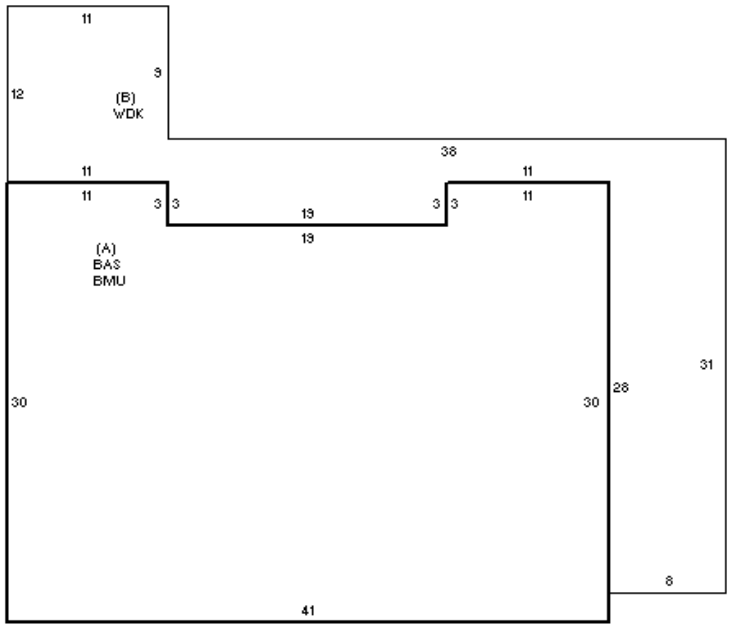
TOTAL	31,363 SF	ZONING	RES	FRNT	0
Nbhd	CORN HILL	NOTE	SEE PLN 493-98 (LOTS A+B NEVER CONVEYED) +ROW IN BK 4615/348. FY10 INCR VIEW PER REVIEW (IS NOT WF BUT IS ON BLUFF OVERLOOKING BAY W/PANORAMIC VIEW OVER CONSERV, RIVER+MARSH LAND). FY10=VW CHG TO CODE 10 +ADD LOC CODE 7. FY11=DELETED LOC ADJ		
Infl1	TOPOGRAPHY				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	1,154,000	1,003,400
BUILDING	271,300	234,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,425,300**	**1,237,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/14/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/27/2017	LG
LIST	6/14/2017	LG
REVIEW	12/3/2010	MR

YEAR BLT	1955	SIZE ADJ	1.040
NET AREA	1,173	DETAIL ADJ	1.000
$NLA(RCN)	$392	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	0	1.00
BEDROOMS	4	1.00
BATHROOMS	1.5	1.00
FIXTURES	5	$3,500
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	8	BUILT-UP T&G	1.00
FLOOR COVER	99	N/A	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,173		66.74	78,282
A	BAS	L	BAS AREA	1,173	1955	293.79	344,619
B	WDK	N	ATT WOOD DECK	527		43.60	22,976
	F11	O	FPL 1S 1OP	1		10,477.70	10,478
	ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	459,855

CONDITION ELEM	CD

EFF.YR/AGE	1971 / 51	
COND	41	41 %
FUNC	0	
ECON	0	
DEPR	41	% GD 59
RCNLD		$271,300