

Key: 3444

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.576

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
KUTTNER ROBERT L & STARR PAUL E 17 PINCKNEY ST BOSTON, MA 02114		58-57-0		25 RYDER BEACH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KUTTNER ROBERT L & KUTTNER ROBERT L & KUTTNER ROBERT L ET AL		04/26/1999 04/25/1999 04/25/1999	99 99 99		12221-054 12221-055 12221-056

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 %
10-223	11/09/2010	90	BP NVC	4,500	05/12/2011	MR	100 100
09-193	10/27/2009	3	REPAIR/REM	40,000	06/02/2010	JH	100 100
		20	NO PERMIT		04/11/2002	BT	100 100
00-168	11/01/2000	3	REPAIR/REM	10,000	04/11/2002	BT	100 100
98-121	07/01/1998	10	ALL OTHERS	3,500	05/01/1999	BT	100 100


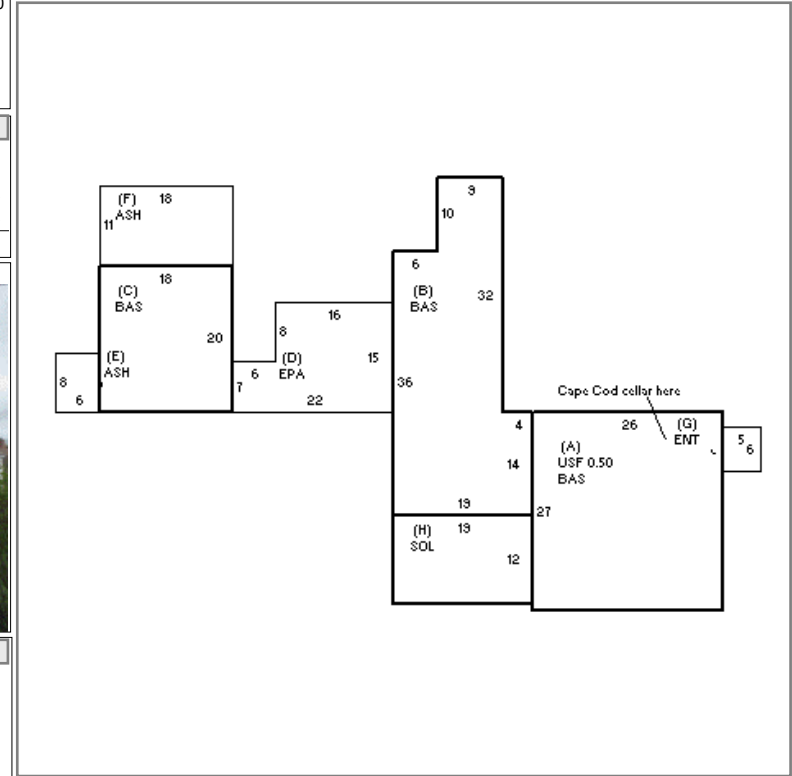
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	720,200	1.00	1	1.00	R09	2.00	558,160
300	A	0.445	15	1.00	1	55,000	1.00	1	1.00	R09	2.00	24,480

TOTAL	1.220 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	582,600	405,300
Inf1	NO ADJ		BUILDING	501,800	425,900			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,084,400	831,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/15/2019

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/21/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	5/26/2011	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Per May 2019 List: House has been restored to SFR status - K in rear wing removed. Floor furnace disabled, oil tank removed. Heated via one Rinnai heater. Cape Cod cellar.

INDING

YEAR BLT	1800	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	727,221
NET AREA	2,327	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,748	1800	300.62	525,488		
\$NLA(RCN)	\$313	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	351	1800	246.26	86,439		
				ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCL PORCH	282		127.93	36,077		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	ASH	N	ATT SHED	246		42.94	10,563		
				FLOOR COVER	1	HARDWOOD	1.00	G	ENT	N	ENCL ENTRY	30		206.10	6,183		
				INT. FINISH	1	PLASTER	1.00	H	SOL	L	SOLARIUM	228	1800	181.81	41,452		
				HEATING/COOLING	13	NO HEAT	0.93	F21	O	O	FPL 2S 1OP	1		15,419.90	15,420		
				FUEL SOURCE	8	NONE	1.00	ODS	O	O	OUT DOOR SHOWER			0.00			
																CONDITION ELEM	CD
																EFF.YR/AGE	1984 / 38
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$501,800