

Key: 3447

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.578

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SHUSTER HENRY L JR & LAMSON SALLY S LIFE ESTATE RMNDR: MAX LAMSON ET AL PO BOX 484 TRURO, MA 02666-0484				58-60-0				27 RYDER BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHUSTER HENRY L JR &				03/23/2007	99		7990-149+				
SHUSTER ELIZABETH R LIFE				04/27/1992	99		7990-149				

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	%
09-027	02/26/2009	9	DECK	5,000	06/02/2010	JH	100	100
06-032	02/23/2006	7	GARAGE	25,000	06/04/2007	JH	100	100

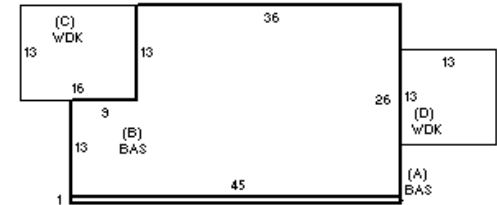
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.775	15	1.00	1	1.00	1	1.00	990,275	1.00	1	1.00	V12	2.75	767,460
300	A	0.645	15	1.00	1	1.00	1	1.00	75,625	1.00	1	1.00	V12	2.75	48,780

TOTAL	1.420 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N FY08=SHF REPLACED BY GUL PER BP#06-032 O (LOWER LVL=GAR +UPPER LVL W/ SALTBOX T ROOF=STORAGE). FY11 VW INCR PER FIELD E REV=DISTANT PARTIAL UNOBSTRUCTED.				LAND	816,200	709,700
Inf1	NO ADJ					BUILDING	445,800	367,400
Inf2	NO ADJ					DETACHED	31,300	29,900
						OTHER	0	0
						TOTAL	1,293,300	1,107,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	G	1.18 E	1.00 20*28	2006	560	55.58	31,100
WDK	A	1.00 A	0.75 3*8		24	11.00	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/28/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	675,398
NET AREA	2,064	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,098	1965	356.31	391,224	CONDITION ELEM	CD
\$NLA(RCN)	\$327	OVERALL	1.020	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	377		59.92	22,591		
				ROOF SHAPE	1	GABLE	1.00		LLF	L	LOWER LEVEL FIN	966	1965	235.08	227,086		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		BMU	N	BSMT UNFINISHED	132		95.82	12,649		
				FLOOR COVER	5	VINYL	1.00		F12	O	FPL 1S 2OP	1		17,649.00	17,649		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER			0.00			
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1977 / 45													
				COND 34 34 %													
				FUNC 0													
				ECON 0													
				DEPR 34 % GD 66													
				RCNLD \$445,800													