

Key: 3499

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.637

LEGAL

LAND

DETACHED

BUILDING

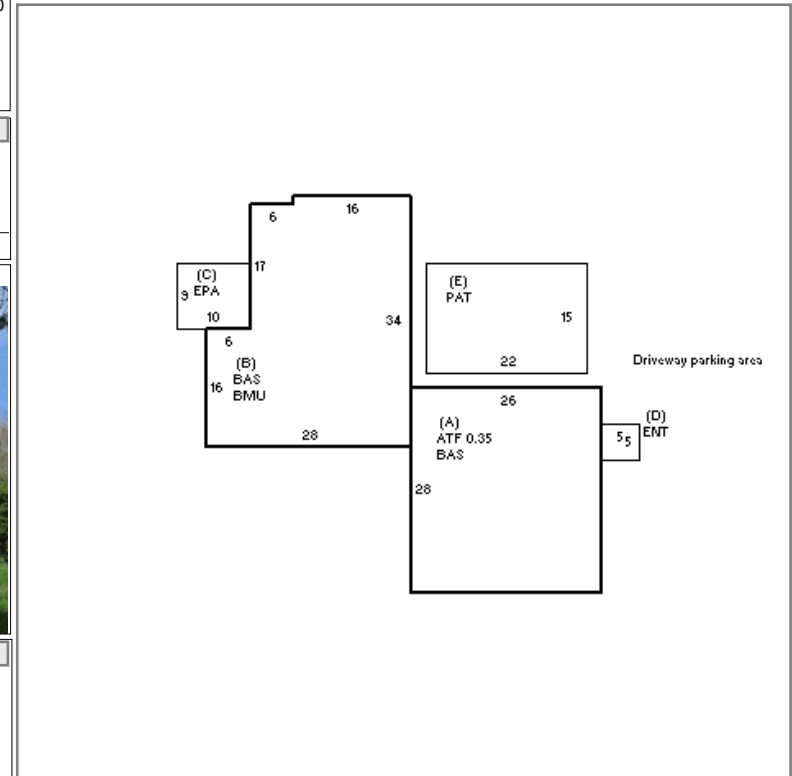
CURRENT OWNER		PARCEL ID		LOCATION	
LUM HENRY W H & SALLY ROSE PO BOX 830 TRURO, MA 02666-0830		59-46-0		15 RYDER BEACH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LUM HENRY W H & SALLY ROS		10/28/1988	G	465,000	(115862)
GEIGER, HARVEY		11/18/1987	N	242,500	(112791)

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 %
19-366	11/12/2019	3	REPAIR/REMOD	3,000	02/24/2020	LG	100 100
FY2018		35	RES EXEMPT		12/04/2017		0 0
76-207	12/07/1987	10	ALL OTHERS	500	12/31/1987		100 100

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	R09	2.00		558,160
300	A	0.545	15	1.00	1	1.00	1	1.00	R09	2.00		29,980

TOTAL	1.320 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	588,100	409,100
Inf1	NO ADJ		BUILDING	514,600	424,300			
Inf2	NO ADJ		DETACHED	11,500	10,800			
			OTHER	0	0			
						TOTAL	1,114,200	844,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 30X22		660	21.92	10,900
PTD	A	1.00	A 0.75 15*22		330	2.30	600



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/31/2019	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1810	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	804,010
NET AREA	1,566	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BAS	L	BAS AREA	728	1810	387.74	282,278		
\$NLA(RCN)	\$513	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	A	ATF	N	FINISHED ATTIC	255		203.53	51,899		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	838		93.88	78,669		
				ROOF COVER	2	WOOD SHINGLES	1.01	B	BAS	L	BAS AREA	838	1960	387.74	324,929		
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCL PORCH	90		207.67	18,691		
				INT. FINISH	1	PLASTER	1.00	D	ENT	N	ENCL ENTRY	25		325.09	8,127		
				HEATING/COOLING	1	FORCED AIR	1.00	E	PAT	N	PATIO	330		19.37	6,392		
				FUEL SOURCE	1	OIL	1.00	F22	O		FPL 2S 2OP	1		27,426.00	27,426		
																RCNLD	\$514,600

EFF.YR/AGE	1975 / 47	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64