

Key: 3500

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.638

LEGAL

LAND

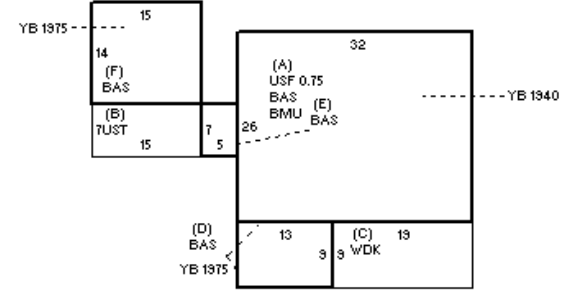
CURRENT OWNER										PARCEL ID				LOCATION			
MILLER CHRISTOPHER O.H. & MILLER JESSICA K & 19 BELLEVUE AVE CAMBRIDGE, MA 02140										59-47-0				11 RYDER BEACH RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
MILLER CHRISTOPHER O.H. & MILLER DIANA K LIFE ESTAT										03/13/2017	A	10	(212278)				
MILLER DIANA K										12/16/2005	99		(178822)				
										05/29/2003	99		(169319)				

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 %

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	1.715	15	1.00	1	1.00	1	1.00	R09	2.00		94,330
400	F	150	15	1.00	1	1.00	1	1.00	R09	2.00		78,000

TOTAL	2.490 Acres	ZONING	RES	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE ADDITIONAL 560' FRONTAGE ON QUANSET RD.				LAND	730,500	509,000
Inf1	NO ADJ		BUILDING	470,800	399,700			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL							1,201,300	908,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/3/2010	JH
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1940	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	692,424
NET AREA	1,818	DETAIL ADJ	1.000	FOUNDATION			1.00	A	BMU	N	BSMT UNFINISHED	832		81.56	67,857	CONDITION ELEM	CD
\$NLA(RCN)	\$381	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	832	1940	343.61	285,883		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	624	1940	267.72	167,058		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	UST	N	UTILITY STORAGE	105		122.62	12,875		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	ATT WOOD DECK	171		64.58	11,044		
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BAS AREA	362	1975	343.61	124,387		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		17,020.00	17,020		
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1981 / 41
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$470,800