

Key: 3503

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.642

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
THREE DAUGHTERS 2012 IRREV TRS ROSS ROBERT N PO BOX 824 TRURO, MA 02666		59-50-0		20 RYDER BEACH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THREE DAUGHTERS 2012 IRRE		08/25/2017	V	1,850,000	(213871)
CHINGOS JAMES C & JANICE		10/25/1984	99	75,000	(98755)

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	%	
23-209	05/23/2023	80	SOLAR TAXABL	32,000				0	0
23-142X	04/19/2023	90	BP NVC	8,832				0	0
22-259	06/14/2022	9	DECK	39,000	06/27/2023	LG	100	100	100
11-03S	05/09/2011	99	ALL OTHER					100	100

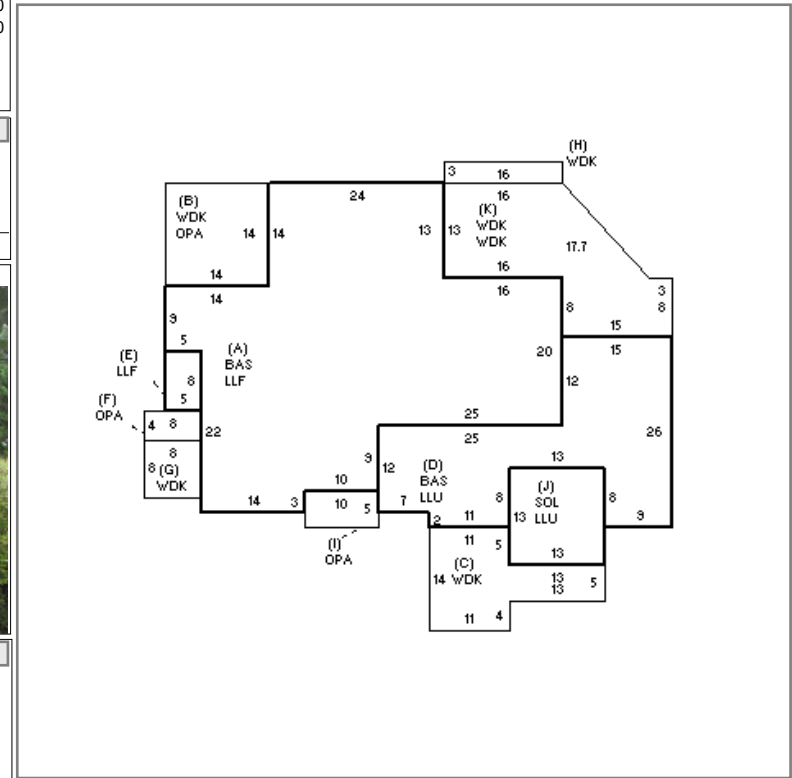
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V7	2.75		767,460
300	A	0.585	15	1.00	1	1.00	1	1.00	V7	2.75		44,240
350	A	2.720	15	1.00	1	1.00	1	1.00	TWP	1.00		11,390

TOTAL	4.080 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	823,100	523,200
Inf1	NO ADJ		BUILDING	1,276,900	1,072,100			
Inf2	NO ADJ		DETACHED	1,400	1,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>2,101,400</b>	<b>1,596,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10*12		120	16.01	1,400



BLDG COMMENTS
Six-bedroom septic



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/15/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,850,625		
NET AREA	4,003	DETAIL ADJ	1.000	FOUNDATION			1.00	+	LLF	L	LOWER LEVEL FIN	1,626	1986	296.79	482,586	CONDITION ELEM	CD		
\$NLA(RCN)	\$462	OVERALL	1.040	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,208	1986	437.71	966,470				
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	278		109.77	30,516				
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	ATT WOOD DECK	1,339		70.48	94,374				
				FLOOR COVER	2	SOFTWOOD	1.00	+	LLU	N	LOWER LEVEL UNF	791		238.84	188,922				
				INT. FINISH	1	PLASTER	1.00	J	SOL	L	SOLARIUM	169	1986	277.39	46,880				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O		FPL 1S 1OP	2		16,938.90	33,878				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1986 / 36
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$1,276,900