

Key: 3506

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.645

LEGAL

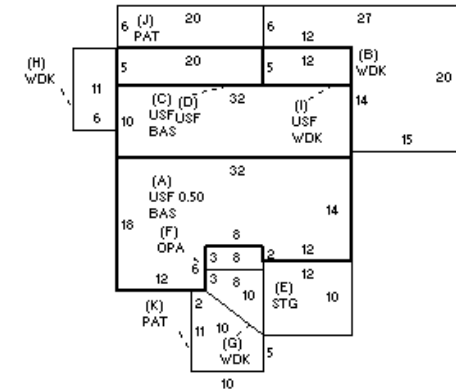
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MAURER-GREGORY FAMILY TRUST TRS: PC GREGORY & CJ MAURER 5 APPLETON ST WATERTOWN, MA 02472				59-53-0				14 RYDER BEACH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAURER-GREGORY FAMILY TRU				11/17/2022	QS	1,710,000	(231581)					
NOSTROVIA LLC				09/18/2014	J		(204465)					
NOSTROVIA LLC &				11/02/2012	A		(184034)					
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	V7			767,460
300	A	0.325 15 1.00		1 1.00	1 1.00	75,625	1.00	1 1.00	V7			24,580

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	%
23-296X	08/09/2023	90	BP NVC	2,525				0 0
23-140	04/11/2023	80	SOLAR TAXABL	22,780	06/27/2023	LG	100	100
MLS	03/27/2023	4	REHAB		03/27/2023	JN	100	100
16-247X	10/19/2016	3	REPAIR/REMOD	9,000	02/22/2017	LG	100	100
14-264	12/16/2014	90	BP NVC	12,000	10/06/2015	FC	100	100

TOTAL	1.100 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	792,000	400,700
Inf1	NO ADJ					BUILDING	588,300	462,800
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>1,380,300</b>	<b>863,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



3RD FLR OFFICE/LOFT ACCESS BY LADDER, 208 SF OVER PVD SEC A+D  
BMU 32X12 IN PART OF SEC A

BLDG COMMENTS
Two mini-splits.

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/17/2021	LG
MODEL	1		RESIDENTIAL	LIST	8/3/2010	JH
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	840,446		
NET AREA	1,728	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	800	1977	464.28	371,426	CONDITION ELEM	CD		
\$NLA(RCN)	\$486	OVERALL	1.110	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	546		68.90	37,617				
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	720	1977	361.74	260,454				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	E	STG	N	STORAGE	120		45.09	5,411				
				FLOOR COVER	3	W/W CARPET	1.00	F	OPA	N	OPEN PORCH	24		214.62	5,151				
				INT. FINISH	2	DRYWALL	1.00	+	PAT	N	PATIO	206		24.08	4,960				
				HEATING/COOLING	14	FHA/DCTLS AC	1.01	USF	L	UP-STRY FIN	208	1977		367.28	76,395				
				FUEL SOURCE	1	OIL	1.00	BMU	N	BSMT UNFINISHED	384			124.86	47,947				
								PAT	N	PATIO	153			25.41	3,888				
								F21	O	FPL 2S 1OP	1			22,997.40	22,997				
								ODS	O	OUT DOOR SHOWER	1			0.00					
																		EFF.YR/AGE	1990 / 32
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$588,300