

Key: 3547

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.689

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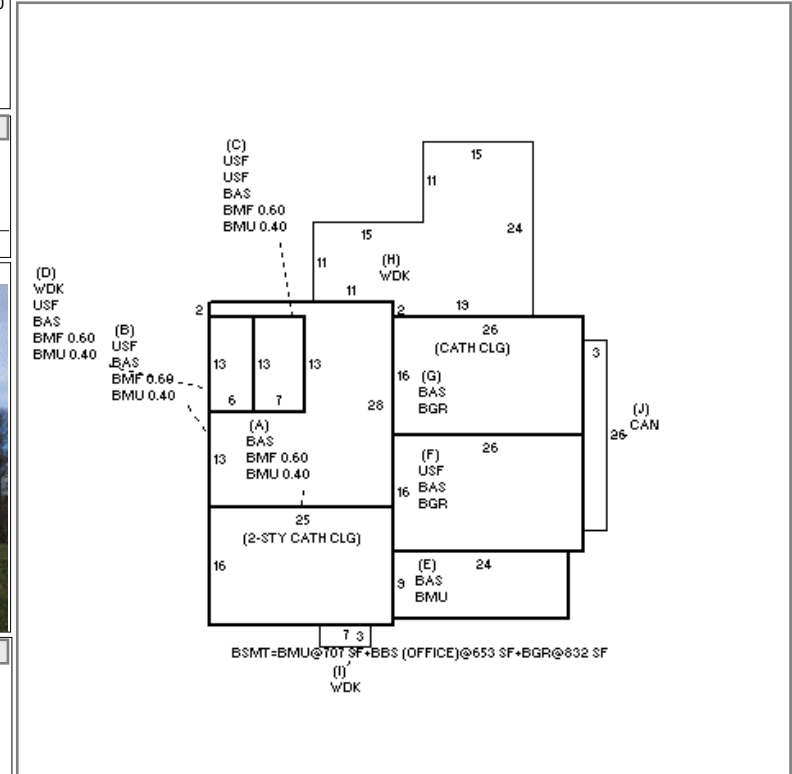
CURRENT OWNER				PARCEL ID				LOCATION				
BELLA RYDER BEACH NOM TRUST TRS: AMBROSE NANCY & EZRA PO BOX 1405 WELLFLEET, MA 02667				59-95-0				17 RYDER BEACH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BELLA RYDER BEACH NOM TRU				03/08/2006	P	490,000	(179447)					
LUM FAMILY NOMINEE TR				10/28/1988	99		(115863)					
LUM HENRY & SALLY ROSE				10/28/1988	G	465,000	(115862)					
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	720,200	1.00	1	1.00	R09	2.00	558,160
300	A	0.085 15 1.00		1	1.00	55,000	1.00	1	1.00	R09	2.00	4,680

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	%
12-212	09/10/2012	9	DECK	3,000	12/04/2012	FC	100	100
06-048	03/14/2006	1	SINGLE FAM R	250,000	06/05/2008	JH	100	100

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TOTAL	37,462 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	MINIMAL VIEW FROM 3RD FLR ONLY.			LAND	562,800	391,500
Inf1	NO ADJ		BUILDING	1,377,900	1,139,400			
Inf2	NO ADJ		DETACHED	5,100	4,800			
			OTHER	0	0			
			TOTAL	1,945,800	1,535,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GHD	A	1.00 F	0.60 13'13		169	38.43	3,900
SHF	A	1.00 F	0.60 9'14		126	16.01	1,200



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BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/4/2014	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/6/2021	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MASTER BATH HAS 5 FIXT PER PLANS.

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YEAR BLT	2006	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,640,334	
NET AREA	3,355	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	656		108.23	71,001	CONDITION ELEM	CD	
\$NLA(RCN)	\$489	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	BMF	N	BSMT FINISH	660		189.30	124,936			
CAPACITY				STORIES(FAR)	2	1.00	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,732	2006	406.40	703,892
ROOMS	6	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	USF	L	UP-STRY FIN	1,207	2006	324.42	391,579				
BEDROOMS	3	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BGR	N	SF BSMT GARAGE	832		119.55	99,467				
BATHROOMS	3.5	1.00	INT. FINISH	2	DRYWALL	1.00	G	BAS	L	BAS AREA	416	2006	406.40	169,064				
FIXTURES	13	\$9,100	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	ATT WOOD DECK	632		64.08	40,496				
UNITS	0	1.00	FUEL SOURCE	2	GAS	1.00	J	CAN	N	CANOPY	78		65.81	5,133				
																EFF.YR/AGE	2006 / 16	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$1,377,900	