

Key: 3617

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.777

LEGALS AND

CURRENT OWNER										PARCEL ID				LOCATION			
BOYKO MAXIM & MARIA 40 LENOX ST NEWTON, MA 02465										63-1-0				29 RYDER BEACH RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
BOYKO MAXIM & MARIA										06/24/2021	QS	2,050,000		(226725)			
FURTHER TRUST UNDER ARTIC										06/14/2021	H	1		(226611)			
TETRAULT PATRICIA QPR TRU										02/13/2001	99			(160647)			
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		ER7		0.95	1 1.00	2,394,665	1.00	1 1.00	WF2	7.00		1,855,870			
300	A	0.225 15 1.00		1 1.00		1 1.00	1 1.00	192,500	1.00	1 1.00	WF2	7.00		43,310			

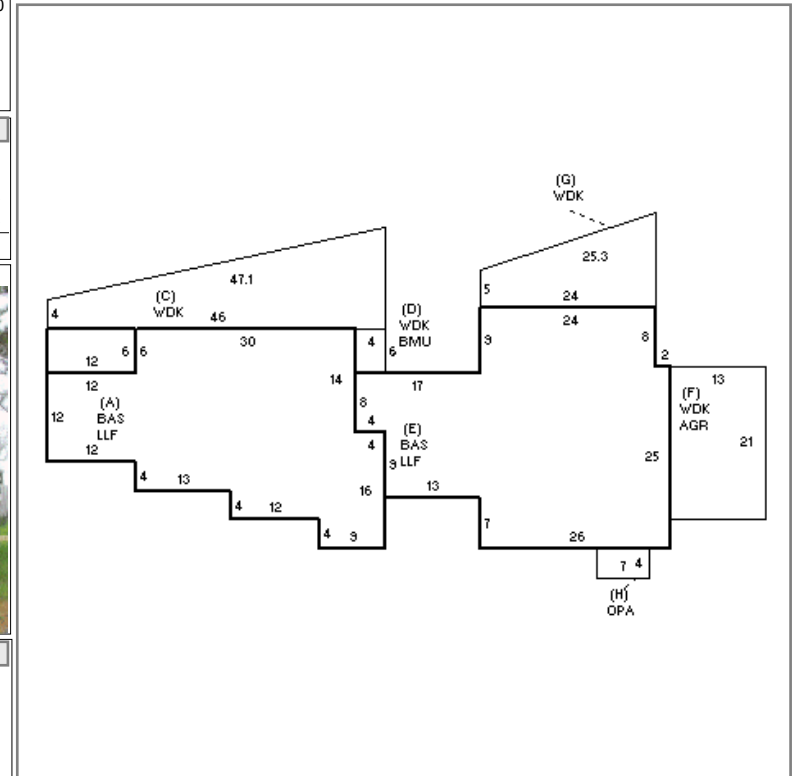
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-276	07/17/2023	3	REPAIR/REMOD	1,408,448			0 0
MLS		3	REPAIR/REMOD		04/19/2022	JN	100 100
00-124	09/01/2000	2	ADDITION	100,000	04/11/2002	BT	100 100

LEGALS AND

TOTAL	43,560 SF				ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO				NOTE FYO2 LOT MERGE W/M58-P59	LAND		1,899,200	1,651,300		
Inf1	EROSION					BUILDING		699,500	603,600		
Inf2	NO ADJ					DETACHED		0	0		
					OTHER		0	0			
					TOTAL		2,598,700	2,254,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BCH	G	1.18 A	0.75 IRREG		1	0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/15/2019	REF
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1982	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,206,085
NET AREA	4,174	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	2,123	1982	202.77	430,480	CONDITION ELEM	CD
\$NLA(RCN)	\$289	OVERALL	1.130	EXT. COVER	8	TEX PLYWOOD	1.00	+	BAS	L	BAS AREA	2,051	1982	313.36	642,705		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	999		49.41	49,357		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	BMU	N	BSMT UNFINISHED	24		89.56	2,150		
				FLOOR COVER	3	W/W CARPET	1.00	F	AGR	N	ATTACHED GARAGE	273		112.57	30,731		
				INT. FINISH	2	DRYWALL	1.00	H	OPA	N	OPEN PORCH	28		123.98	3,471		
				HEATING/COOLING	2	HOT WATER	1.02	ASH	N	ATT SHED	64		45.93	2,940			
				FUEL SOURCE	1	OIL	1.00	WDK	N	ATT WOOD DECK	120		65.88	7,905			
								F11	O	FPL 1S IOP	1		11,874.10	11,874			
								KIT	O	XTRA KITCHEN	1		18,171.10	18,171			
								ODS	O	OUT DOOR SHOWER	1		0.00				
																EFF.YR/AGE	1970 / 52
																COND	42 42 %
																FUNC	0
																ECON	0
																DEPR	42 % GD 58
																RCNLD	\$699,500