

Key: 3621

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.781

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
RYDER BEACH WAY REAL EST TRUST TRS: HILL CRAIG C & HEATHER D Care of AMANDA HILL 53 LINCOLN RD / PO BOX 653 LINCOLN, MA 01773		63-5-0		3 RYDER BEACH WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RYDER BEACH WAY REAL EST HILL, CRAIG C. & HEATHER D		09/11/2000	99		13233-84
		05/17/1988	G	356,700	6261-272

LAND

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	1,080,300	1.00	1	1.00	V13		837,230
300	A	0.075	15	1.00	1	82,500	1.00	1	1.00	V13		6,190

TOTAL	37,026 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	LOT 34			LAND	843,400	733,300
Inf1	NO ADJ		BUILDING	823,900	678,600			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,667,300	1,411,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		

BU

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/7/2019	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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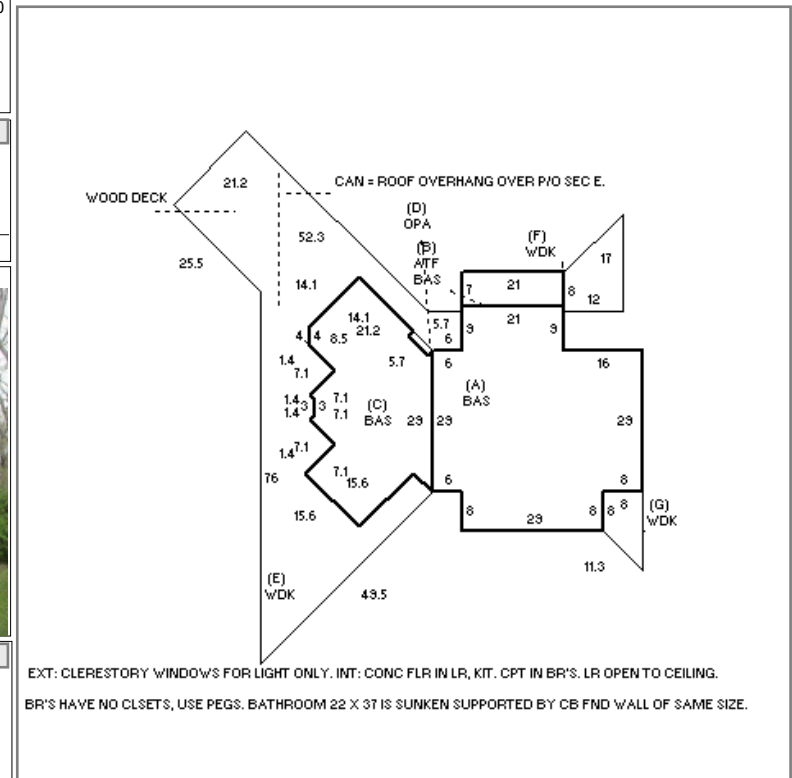
YEAR BLT	1975	SIZE ADJ	0.990
NET AREA	2,720	DETAIL ADJ	1.000
\$NLA(RCN)	\$433	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES(FAR)		2	1.00
ROOMS		9	1.00
BEDROOMS		5	1.00
BATHROOMS		4	1.00
FIXTURES		13	\$9,100
UNITS		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION			1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	7	OTHER	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	5	ELECTRIC	0.95
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	2,720	1975	334.64	910,215
B	ATF	N	FINISHED ATTIC	147		187.80	27,607
D	OPA	N	OPEN PORCH	8		167.81	1,343
+	WDK	N	ATT WOOD DECK	2,200		53.88	118,544
	CAN	N	CANOPY	1,666		55.35	92,210
	F21	O	FPL 2S 1OP	1		17,986.40	17,986

TOTAL RCN	1,177,005
CONDITION ELEM	CD
EFF.YR/AGE	1992 / 30
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$823,900

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 %



EXT: CLERESTORY WINDOWS FOR LIGHT ONLY. INT: CONC FLR IN LR, KIT. CPT IN BR'S LR OPEN TO CEILING.
BR'S HAVE NO CLSETS, USE PEGS. BATHROOM 22 X 37 IS SUNKEN SUPPORTED BY CB FND WALL OF SAME SIZE.