

Key: 3623

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.783

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
VIGIL TERRAN & CLAUDIA 291 LINDEN ST APT 2 WELLESLEY, MA 02481		63-7-0	4 RYDER BEACH WAY		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VIGIL TERRAN & CLAUDIA		05/07/2008	QS	585,800	22889-338
BERGER ELLEN ESTATE OF		05/07/2008	99		1457-1132+
BERGER ELLEN		05/07/2008	99		1457-1132+

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 %
96-54	04/01/1996	10	ALL OTHERS	4,500	06/01/1997		100 100

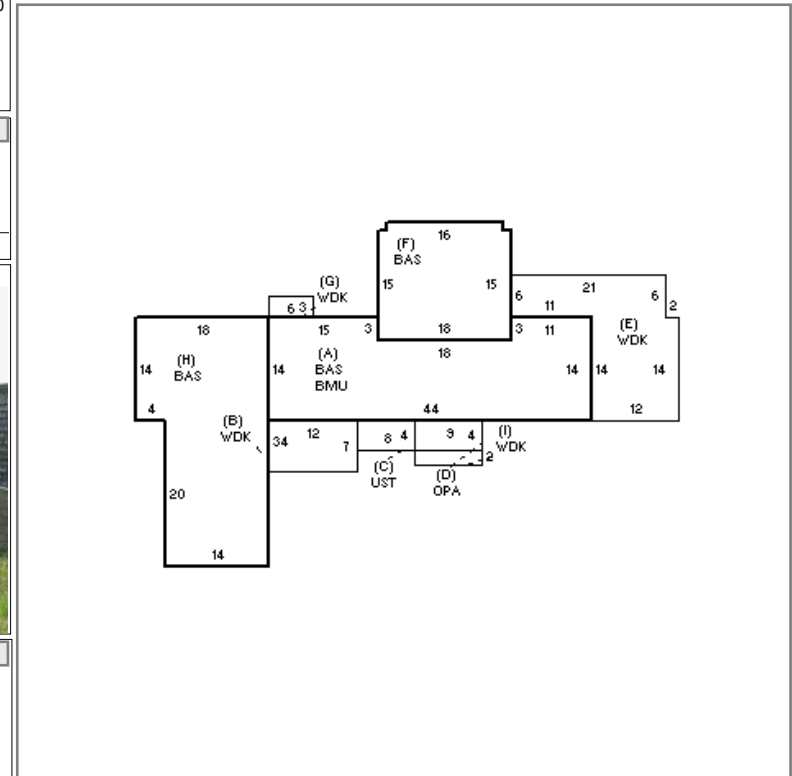
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.640	15	1.00	1	1.00	1	1.00	990,275	1.14	1	1.00	V7	2.75	723,390
350	A	1.190	15	1.00	1	1.00	1	1.00	6,900	0.92	1	1.00	TWP	1.00	7,530

TOTAL	1.830 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	ABUTS CONSERVATION LAND (63-006) AND WETLAND/MARSH AREA (64-1 IN CCNS).			LAND	730,900	464,000
Inf1	NO ADJ		BUILDING	327,600	278,000			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,058,500	742,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HAS WOODSTOVE ON HEARTH OFF SAME CHIMNEY AS FIREPLACE.



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2023	LG
MODEL	1		RESIDENTIAL	LIST	8/19/2014	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	481,743
NET AREA	1,380	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BMU	N	BSMT UNFINISHED	562		78.25	43,976	CONDITION ELEM	CD
\$NLA(RCN)	\$349	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	414		46.06	19,067		
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	C	UST	N	UTILITY STORAGE	32		103.84	3,323		
STORIES(FAR)	1	1.00		ROOF COVER	7	ROLL	1.00	D	OPA	N	OPEN PORCH	36		108.35	3,901		
ROOMS	5	1.00		FLOOR COVER	6	OTHER	1.00	+	BAS	L	BAS AREA	1,380	1972	288.12	397,599		
BEDROOMS	3	1.00		INT. FINISH	4	WALL BOARD	1.00	F11	O	FPL 1S 1OP	1			10,376.90	10,377		
BATHROOMS	1.5	1.00		HEATING/COOLING	13	NO HEAT	0.93	ODS	O	OUT DOOR SHOWER	1			0.00			
FIXTURES	5	\$3,500		FUEL SOURCE	8	NONE	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	1980 / 42
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$327,600