

Key: 3624

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.784

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
35 RYDER BEACH ROAD LLC MGR: SPIEWAK LINDA P 68 JARDIN CIR SHELTON, CT 06484		63-8-0	35 RYDER BEACH RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
35 RYDER BEACH ROAD LLC		07/14/2016	F	1 (210124)	
PATERNOSTER ELIO & CYNTHI		12/20/2006	99	(181903)	
PATERNOSTER ELIO E & CYNT		12/20/2006	99	(181902)	

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 %
23-143X	04/19/2023	4	REHAB	20,000	06/08/2023	LG	100 100
21-146X	05/03/2021	4	REHAB	13,382	08/17/2021	LG	100 100

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	E5	0.95 1 1.00	2,394,665	1.00 1	1.00	WF2	7.00			1,855,870
300	A	0.145 15 1.00	1	1.00 1 1.00	192,500	1.00 1	1.00	WF2	7.00			27,910

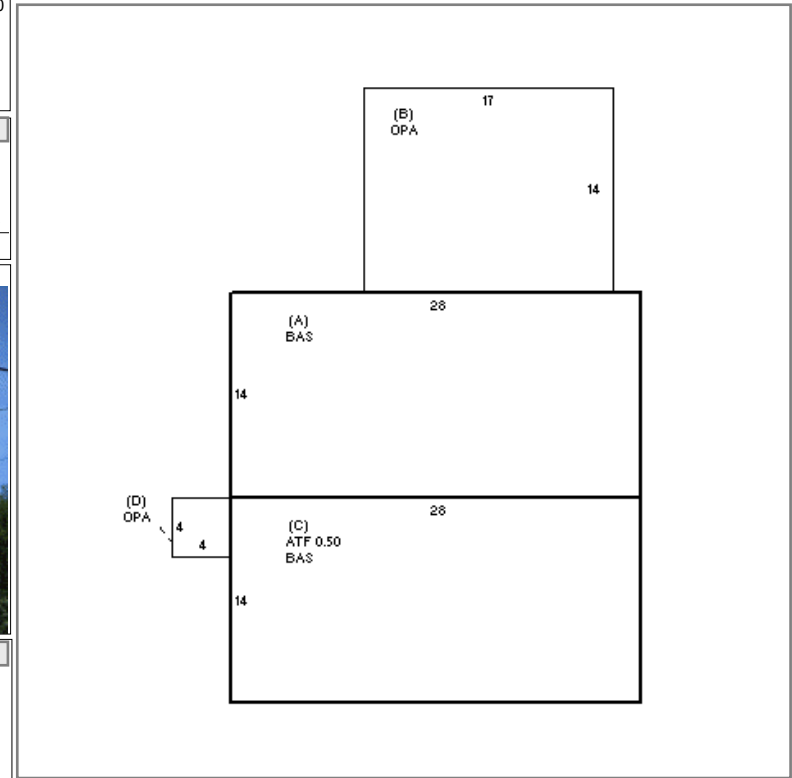
TOTAL	40,075 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N O T E	FY04 ACREAGE CHANGE PER REVIEW OF PLAN. FY10=DELETED VALUE FOR BEACH STAIRS.			LAND	1,883,800	1,637,900
Inf1	EROSION		BUILDING	199,700	172,400			
Inf2	NO ADJ		DETACHED	10,500	10,000			
			OTHER	0	0			
			TOTAL	2,094,000	1,820,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A-	0.70 19*21 + 9*11		498	23.89	8,300
WDK	A	1.00 A	0.75 3*9+9*26		261	11.00	2,200
BCH	A	1.00 A-	0.70 BEACH STAIRS		1	0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	6/7/2019	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,357
NET AREA	784	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	784	1958	344.46	270,056	CONDITION ELEM	CD
\$NLA(RCN)	\$439	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	+	OPA	N	OPEN PORCH	254		79.61	20,220		
				ROOF SHAPE	1	GABLE	1.00	C	ATF	N	FINISHED ATTIC	196		178.15	34,918		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		F21	O	FPL 2S 1OP	1		17,062.20	17,062		
				FLOOR COVER	6	OTHER	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	7	FL./WALL FURN.	0.98										
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$2,100
UNITS	0	1.00

EFF.YR/AGE	1970 / 52
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$199,700