

Key: 3628

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.788

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REFFUE ELIANA & DOUGLAS 3 WESTON ROAD HINGHAM, MA 02043-2520				63-12-0				6 RYDER BEACH WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REFFUE ELIANA & DOUGLAS				09/14/2020	QS	720,000	33253-347				
KISSLING MARY M REALTY TR				07/23/2007	99		9797-186+				
KISSLING MARY M REALTY TR				08/14/1995	99		9797-186				

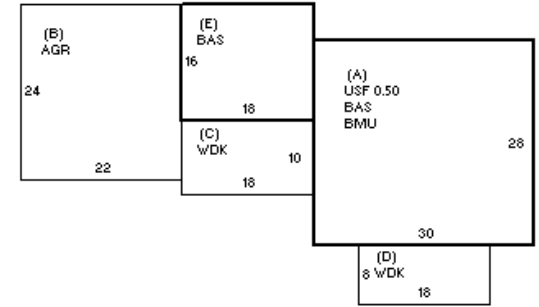
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-072	03/02/2021	3	REPAIR/REMOD	40,000	12/17/2021	LG	100	100
21-018X	01/12/2021	90	BP NVC	6,678	12/17/2021	LG	100	100
20-349X	11/17/2020	90	BP NVC	10,680	12/29/2020	LG	100	100
17-153X	05/30/2017	4	REHAB	2,200	07/23/2018	JN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.570	15	1.00	1	1.00	1	1.00	990,275	1.24	1	1.00	V7	2.75	698,120
350	A	0.523	15	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	TWP	1.00	3,610

DETACHED

TOTAL	1.093 Acres		ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO		N O T E	9/14/2020 SF chng per Deed 33253-347. FY11 VIEW=ABUTS MARSH			LAND	701,700	444,600
Inf1	NO ADJ			BUILDING	461,600	391,700			
Inf2	NO ADJ			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	1,163,300	836,300			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/17/2021

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2019	LG
MODEL	1		RESIDENTIAL	LIST	8/13/2010	EST
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
12/17/2021 Post-building permit renovations, interior data is estimated pending response to request for Assessor access.						

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YEAR BLT	1800	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	659,468
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	840		80.90	67,953		
\$NLA(RCN)	\$426	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	420	1800	268.25	112,667		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	528		103.71	54,757		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	324		57.32	18,571		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	1,128	1800	340.81	384,439		
				INT. FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1			16,881.60	16,882		
				HEATING/COOLING	1	FORCED AIR	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			
				FUEL SOURCE	1	OIL	1.00										
																EFF.YR/AGE	1990 / 32
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$461,600