

Key: 3630

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.789

LEGAL


LAND

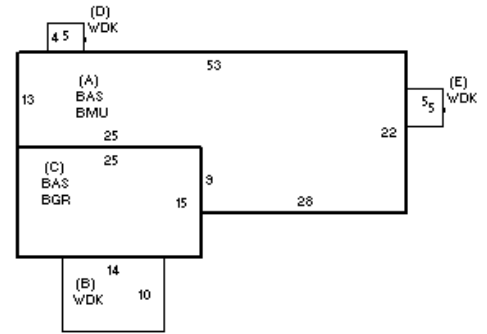
CURRENT OWNER				PARCEL ID				LOCATION			
BERNSTEIN KIMBERLY S & BRADLEY 146 LARCH RD CAMBRIDGE, MA 02138				63-14-0				2 RYDER HOLLOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERNSTEIN KIMBERLY S & BR				09/07/2022	QS	1,800,000	35350-276				
STEPHEN HARPER FAMILY TRS				09/27/2021	R	1,450,000	34509-97				
DIETZ JOHN M LIFE ESTATE				07/23/2008	99		788-381+				

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	%
23-065	02/14/2023	4	REHAB	95,000	06/08/2023	LG	100	100
22-196	05/02/2022	4	REHAB	3,500	07/21/2022	LG	100	100
MLS-NP		3	REPAIR/REMOD		04/19/2022	JN	100	100
22-008X	01/10/2022	90	BP NVC	3,879	07/21/2022	LG	100	100
19-306X	10/04/2019	90	BP NVC	8,220	12/19/2019	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		L6 0.95 1	1.00	1,607,847	1.00	1	1.00	V17	4.70	1,246,080
300	A	0.055 15 1.00		1 1.00 1	1.00	129,250	1.00	1	1.00	V17	4.70	7,110

TOTAL	36,155 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	9/7/2022 Acreage chng per Deed 35350-276. 9/27/2021			LAND	1,253,200	838,900
Inf1	LOC ADJ	O	Acreage chng per Deed 34509-97. LOC			BUILDING	417,100	314,600
Inf2	NO ADJ	T	ADJ=PROXIMITY TO PUBLIC PARKING LOT.			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	1,670,300	1,153,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/08/2023
									



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	LG	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	9/27/2013	FC	July 2022 new minisplit system
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	1967	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	534,717
NET AREA	1,316	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	941		75.01	70,580	CONDITION ELEM	CD
\$NLA(RCN)	\$406	OVERALL	1.010	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,316	1967	312.90	411,776		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	ATT WOOD DECK	185		59.40	10,989		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BGR	N	SF BSMT GARAGE	375		99.13	37,172		
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	14	FHA/DCTLS AC	1.01										
				FUEL SOURCE	1	OIL	1.00										

DETACHED

BUILDING

LAND

EFF.YR/AGE	2000 / 22
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$417,100