

Key: 3631

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.790

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
GRANT FREDERIC D JR & GRANT BARBARA LEMPERLY PO BOX 1127 TRURO, MA 02666				63-15-0				6 RYDER HOLLOW RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRANT FREDERIC D JR & PERRY JEROME H IRREV TRST				08/13/2014	QS	850,000	28321-290				
PERRY JEROME H & NAOMI				07/10/2012	A		26486-71				
				04/27/1964	99		1247-200				

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	%
21-452X	12/20/2021	4	REHAB	9,230	02/24/2022	LG	100	100
18-450X	12/20/2018	90	BP NVC	3,908	03/20/2019	LG	100	100
18-146X	05/02/2018	90	BP NVC	8,319	07/26/2018	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
17-065	03/08/2017	3	REPAIR/REMOD	30,000	01/23/2017	REF	100	100

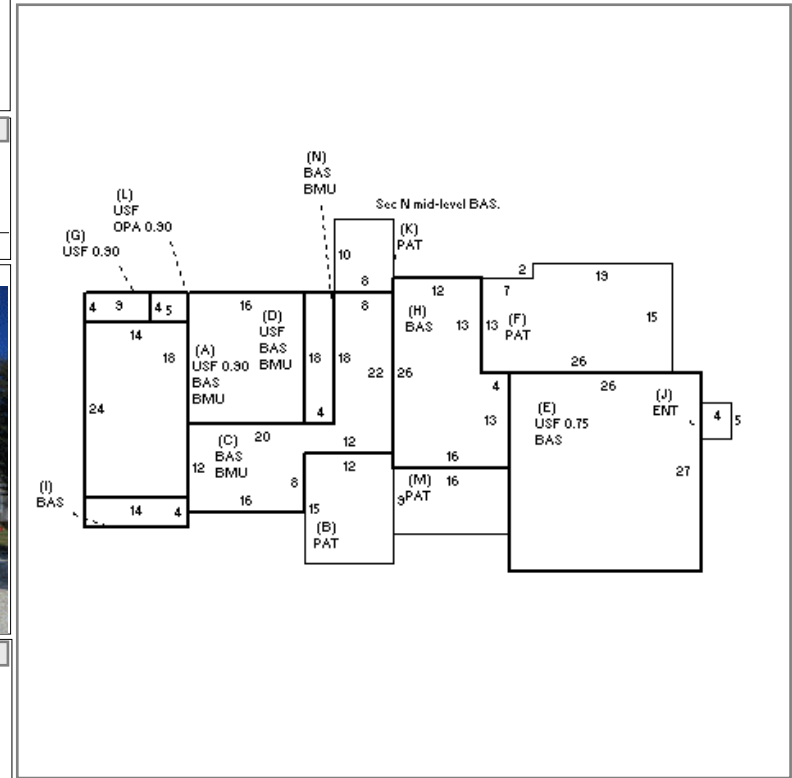
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.710	15	1.00	1	990,275	1.06	1	1.00	V10	2.75	746,970

TOTAL	30,928 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NOTE				LAND	747,000	590,400
Inf1	NO ADJ		BUILDING	953,500	778,600			
Inf2	NO ADJ		DETACHED	16,800	15,900			
			OTHER	0	0			
			TOTAL	1,717,300	1,384,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A+ 0.80 19*20		380	25.20	7,700
SPV	A	1.00	A 0.75 18*32	1991	576	18.73	8,100
PTD	G	1.18	G 0.90 POOL 10*40		400	2.71	1,000



BLDG COMMENTS
Baths: 2 full, 2 half



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	LG
MODEL	1		RESIDENTIAL	LIST	2/24/2022	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/13/2010	MR
QUALITY	G	1.32	GOOD [84%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1875	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,466.870
NET AREA	3,372	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,080		97.61	105,418	CONDITION ELEM	CD
\$NLA(RCN)	\$435	OVERALL	1.100	EXT. COVER	1	WOOD SHINGLES	1.00	+	PAT	N	PATIO	780		18.57	14,483		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BAS AREA	384	1875	396.00	152,064		
STORIES(FAR)	1.9	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS AREA	1,818	1875	396.00	719,927			
ROOMS	12	1.00	FLOOR COVER	1	HARDWOOD	1.00	E	USF	L	UP-STRY FIN	527	1875	327.97	172,839			
BEDROOMS	6	1.00	INT. FINISH	2	DRYWALL	1.00	+	USF	L	UP-STRY FIN	643	1875	327.97	210,883			
BATHROOMS	3	1.00	HEATING/COOLING	1	FORCED AIR	1.00	J	ENT	N	ENCL ENTRY	20		353.16	7,063			
FIXTURES	13	\$9,100	FUEL SOURCE	1	OIL	1.00	L	OPA	N	OPEN PORCH	18		198.60	3,575			
UNITS	0	1.00						F23	O	FPL 2S 3OP	1		45,975.40	45,975			
																EFF.YR/AGE	1990 / 32
																COND	30 30 %
																FUNC	5 FUNC
																ECON	0
																DEPR	35 % GD 65
																RCNLD	\$953,500