

Key: 3632

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.791

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MOODY NANCY DOW 20 PLACE MOULIN TIBURON, CA 94920		63-16-0		8 RYDER HOLLOW RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MOODY NANCY DOW		07/26/2017	QS	705,000	30651-158
FRYLING RICHARD & SARAH W		10/15/2004	QS	819,000	19137-319
REVOCABLE TR AGRMNT 6/12/		07/18/1978	99		2749-309

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 %
98-004	01/01/1998	10	ALL OTHERS	25,000	05/01/1999		100 100
89-156	10/20/1989	3	REPAIR/REMOD	5,000	12/31/1989		100 100

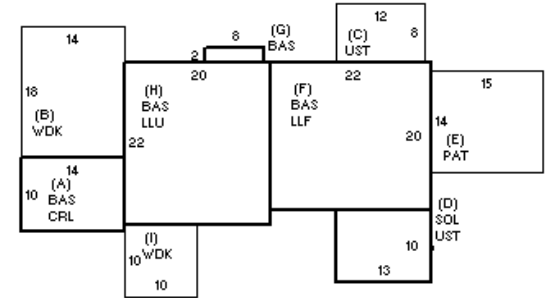
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	A	0.320	15	1.00	1	1.00	1	1.00	990,275	1.85	1	1.00	V7	2.75	585,230
350	A	0.680	15	1.00	1	1.00	1	1.00	6,900	1.00	1	1.00	TWP	1.00	4,690

DETACHED

TOTAL	43,560 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	NO VIEW OF BAY PER March 2022 and June 2013 MEAS.				LAND	589,900	374,200
Inf1	NO ADJ		BUILDING	522,900	430,200			
Inf2	NO ADJ		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,112,800	804,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	LG
MODEL	1		RESIDENTIAL	LIST	6/19/2013	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2021	MR
QUALITY	+	1.17	GOOD-AVE+ [92%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1960	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	670,413		
NET AREA	1,606	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	CRL	N	CRAWL SPACE	140		48.78	6,829	CONDITION ELEM	CD		
\$NLA(RCN)	\$417	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	WDK	N	ATT WOOD DECK	352		60.76	21,386				
				ROOF SHAPE	1	GABLE	1.00	+	UST	N	UTILITY STORAGE	226		128.92	29,136				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	SOL	L	SOLARIUM	130	1960	210.99	27,428				
				FLOOR COVER	5	VINYL	1.00	E	PAT	N	PATIO	210		18.73	3,934				
				INT. FINISH	2	DRYWALL	1.00	F	LLF	L	LOWER LEVEL FIN	440	1960	247.52	108,907				
				HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BAS AREA	1,036	1960	361.26	374,268				
				FUEL SOURCE	1	OIL	1.00	H	LLU	N	LOWER LEVEL UNF	440		185.09	81,440				
									F11	O	FPL 1S 1OP	1		12,883.90	12,884				
																EFF.YR/AGE	2000 / 22		
																COND	22 22 %		
																FUNC	0		
																ECON	0		
																DEPR	22	% GD	78
																RCNLD	\$522,900		