

Key: 3635

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.794

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
O'CONNELL NOEL VINCENT & SWANSON KATHERINE M C/O O'CONNELL NOEL PO BOX 48 CRAFTSBURY COMMON, VT 05827-0048		63-19-0	43 RYDER BEACH RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
O'CONNELL NOEL VINCENT & HOLE IN THE MOUNTAIN INC		05/10/2000	99	(157583)		
		05/20/1994	QS	365,000	(133853)	

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	%
20-277	09/30/2020	80	SOLAR TAXABL	6,000	12/29/2020	LG	100	100
01-094	06/01/2001	9	DECK	2,500	06/29/2003	TEG	100	100
96-068	05/04/1996	10	ALL OTHERS	6,000	06/01/1997	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	A	0.550	15	1.00	L4	0.85	1	1.00	2,142,595	1.27	1	1.00	WF2	7.00		1,493,890

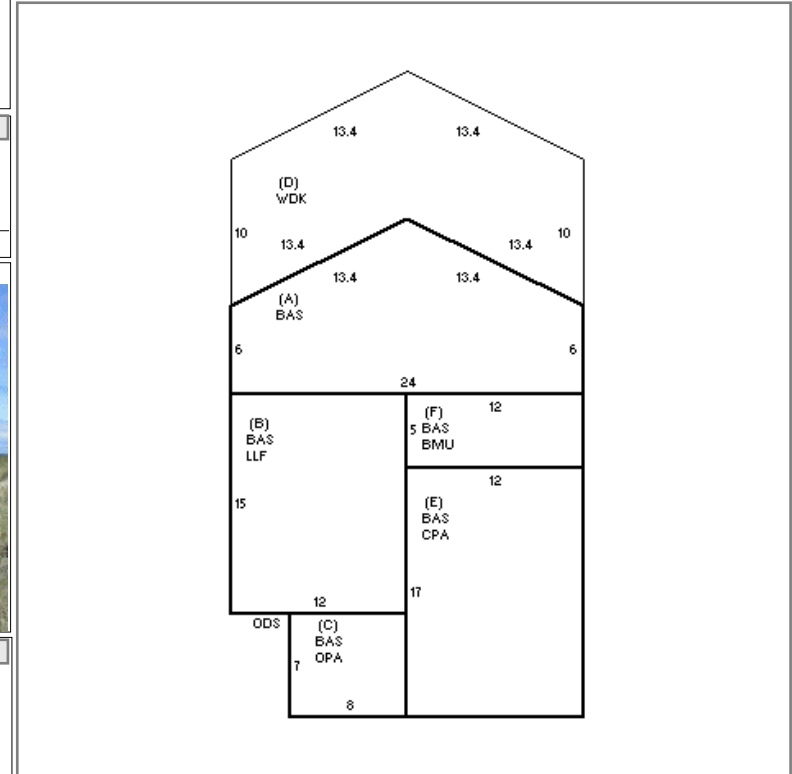
TOTAL	23,958 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	SOUTH TRURO	N	loc factor=abuts town beach/pkg lot. FY10=ADDED				LAND	1,493,900	1,298,900
Infl1	LOC ADJ	O	BEACH STAIRS (NO VALUE). FY11=DELETED BEACH				BUILDING	207,600	176,400
Infl2	NO ADJ	T	STAIRS PER 8/10 M+L+DECR LOC FACTOR PER				DETACHED	0	0
		E	OFFICE REV (MORE PRIVATE THAN OTHER TOWN BEACHES) BUT ABATED FY12 PER BCH IN FRONT				OTHER	0	0
			OF DWLG - ROW VERY CLOSE				TOTAL	1,701,500	1,475,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
LLF=BR & BA. Upper level has room w/2 wide door openings closed off by louvered folding doors, 2 sets bunks.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/30/2019	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1970	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305.361		
NET AREA	896	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	716	1970	312.56	223,796	CONDITION ELEM	CD		
\$NLA(RCN)	\$341	OVERALL	0.980	EXT. COVER	8	TEX PLYWOOD	1.00	B	LLF	L	LOWER LEVEL FIN	180	1970	214.15	38,547				
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	56		104.33	5,843				
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	WDK	N	ATT WOOD DECK	240		55.66	13,359				
				FLOOR COVER	6	OTHER	1.00	E	CPA	N	CARPORT	204		56.26	11,476				
				INT. FINISH	5	OTHER	1.00	F	BMU	N	BSMT UNFINISHED	60		84.05	5,043				
				HEATING/COOLING	7	FL./WALL FURN.	0.98	MST	O	O	MASONRY STACK	1		3,096.30	3,096				
				FUEL SOURCE	3	ELECTRIC	1.00	ODS	O	O	OUT DOOR SHOWER			0.00					
																		EFF.YR/AGE	1979 / 43
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$207,600