

Key: 3636

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.795

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
45 RYDER BEACH ROAD LLC MGR: PAULA ELAINE KAY 548 BROADWAY MONTICELLO, NY 12701		63-20-0		45 RYDER BEACH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
45 RYDER BEACH ROAD LLC		11/02/2018	F	10	(217772)
KAY MARTIN & ROBERTA S		11/12/1970	99		(49926)

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 %
23-031	01/18/2023	9	DECK	150,000	06/08/2023	LG	100 100
22-350X	09/07/2022	90	BP NVC	5,629	01/05/2023	LG	100 100
20-257X	09/14/2020	4	REHAB	55,000	11/02/2020	LG	100 100
16-258X	10/28/2016	4	REHAB	10,350	02/22/2017	LG	100 100
03-213	11/03/2003	10	ALL OTHERS	8,000	10/20/2005	WL	100 100

LAND

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	L5	0.90	1	1.00	2,268,630	1.00	1	1.00	WF2	7.00		1,758,190
300	A	0.505	15	1.00	1	1.00	1	1.00	192,500	1.00	1	1.00	WF2	7.00		97,210

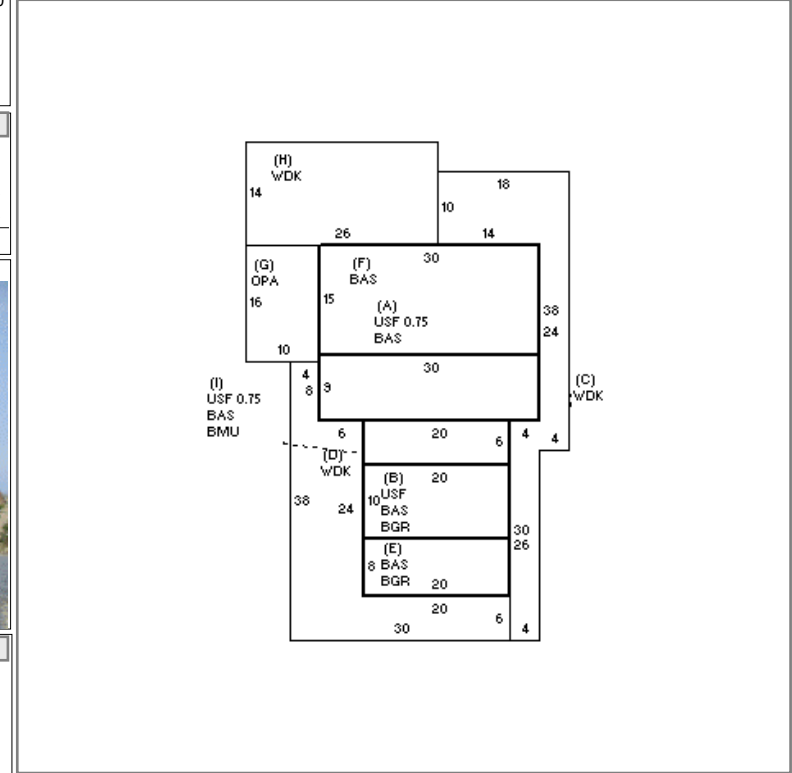
DETACHED

TOTAL	1.280 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	LOC factor = abuts Town beach/parking lot. FY11=DECR			LAND	1,855,400	1,613,200
Inf1	LOC ADJ	O	LOC FACTOR PER OFFICE REV (MORE PRIVATE			BUILDING	550,900	447,100
Inf2	NO ADJ	T	THAN OTHER TOWN BEACHES) BUT ABATED FY2012			DETACHED	0	0
		E	PER BEACH IN FRONT OF DWLG.			OTHER	0	0
						TOTAL	2,406,300	2,060,300

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



BLDG COMMENTS
LOCATION FACTOR=PUBLIC BEACH/LANDING.
TWO MINISPLITS.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	5/24/2019	LG
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/13/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	798,398
NET AREA	1,693	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BAS	L	BAS AREA	1,200	1971	399.06	478,875	CONDITION ELEM	CD
\$NLA(RCN)	\$472	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	+	USF	L	UP-STRY FIN	493	1971	314.10	154,852		
				ROOF SHAPE	1	GABLE	1.00	+	BGR	N	SF BSMT GARAGE	360		125.18	45,066		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,228		59.22	72,719		
				FLOOR COVER	2	SOFTWOOD	1.00	G	OPA	N	OPEN PORCH	160		97.35	15,576		
				INT. FINISH	2	DRYWALL	1.00	I	BMU	N	BSMT UNFINISHED	120		107.32	12,879		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S IOP	1			14,232.00	14,232		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			0.00			

EFF.YR/AGE	1985 / 37
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$550,900