

Key: 3641

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.800

LEGAL

LAND

DETACHED

BUILDING

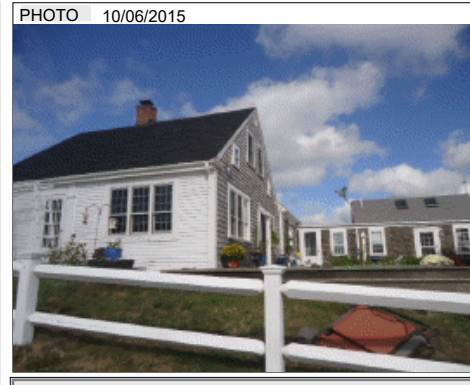
CURRENT OWNER		PARCEL ID		LOCATION	
RYDER HOUSE REALTY TRUST TRS: HOBBS HARRIET J PO BOX 2021 TRURO, MA 02666-2021		64-1-0		54 RYDER BEACH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RYDER HOUSE REALTY TRUST		07/30/1992	99		(127371+)
HOBBS JEAN H ET AL		06/01/1990	A		(120658+)

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 %
FY2021		35	RES EXEMPT		04/06/2021		0 0
15-313	12/15/2015	90	BP NVC	1,200			100 100
15-029	03/02/2015	80	SOLAR TAXABL	5,000	10/06/2015	FC	100 100

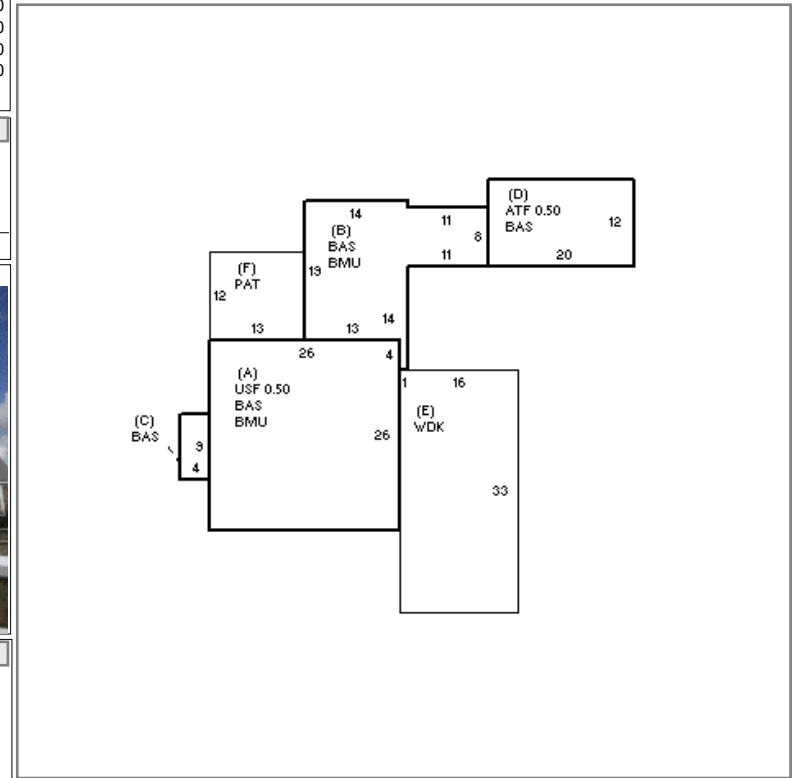
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,152,320	1.00	1	1.00	SV2	3.20	893,050
300	A	1.335	16	1.00	1	88,000	1.00	1	1.00	SV2	3.20	117,480
350	A	0.890	16	1.00	1	6,900	0.44	1	1.00	TWP	1.00	2,680
300	A	2.150	16	1.00	1	39,875	1.00	1	1.00	R07	1.45	85,730
350	A	4.350	16	1.00	1	6,900	0.44	1	1.00	TWP	1.00	13,120

TOTAL	9.500 Acres	ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE	N O T E	HAS ROW ON ABUTTING LOT 1 PLN 17727B=TAKEN BY USA 1975. CCNS BOUNDARY THRU PCL SO 3.0 AC INSIDE SEASHORE+6.5 AC OUTSIDE.			LAND	1,112,100	966,800
Inf1	NO ADJ		BUILDING	371,000	320,000			
Inf2	NO ADJ		DETACHED	10,600	10,100			
						OTHER	0	0
						TOTAL	1,493,700	1,296,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FB2	A	1.00	A 0.75 22X28		616	19.10	8,800
SHF	G	1.18	A 0.75 8X16		128	18.89	1,800



BLDG COMMENTS
FLR COVER=ESTIMATE. LETTER TO OWNER 1/22/16 REQUESTING LIST.



BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	FC
MODEL	1		RESIDENTIAL	LIST	1/22/2016	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1805	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,648	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,034		72.49	74,956
\$NLA(RCN)	\$388	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	338	1805	252.45	85,329
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BAS AREA	1,310	1805	316.00	413,956
				ROOF COVER	1	ASPHALT SHINGLE	1.00	D	ATF	N	FINISHED ATTIC	120		165.05	19,806
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	ATT WOOD DECK	528		47.36	25,004
				INT. FINISH	1	PLASTER	1.00	F	PAT	N	PATIO	156		17.47	2,725
				HEATING/COOLING	13	NO HEAT	0.93	F21	O	O	FPL 2S 1OP	1		15,807.30	15,807
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	639,684	
CONDITION ELEM	CD	
EFF.YR/AGE	1970 / 52	
COND	42 42 %	
FUNC	0	
ECON	0	
DEPR	42 % GD	58
RCNLD	\$371,000	