

Key: 3660

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.822

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CURRENT OWNER										PARCEL ID				LOCATION			
CORNELL CHARLES & PRISCILLA 29 MONTGOMERY LANE GREENWICH, CT 06830										64-20-0				76 RYDER BEACH RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CORNELL CHARLES & PRISCIL										07/21/2017		QS		1,540,000		30643-77	
MARSH WILLIAM J										04/07/2006		O		1,300,000		20899-67	
JONES ELLIS O & ANNA M										09/19/1980		99		3156-140			


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-057	02/14/2022	3	REPAIR/REM	75,000	06/14/2022	LG	100	100
21-357	10/04/2021	80	SOLAR TAXABL	3,000	06/08/2023	LG	100	100
20-262	09/22/2020	2	ADDITION	35,000	12/29/2020	LG	100	100
20-240X	09/02/2020	3	REPAIR/REM	14,000	12/29/2020	LG	100	100
08-210	10/27/2008	5	DEMO		04/16/2009	JH	100	100

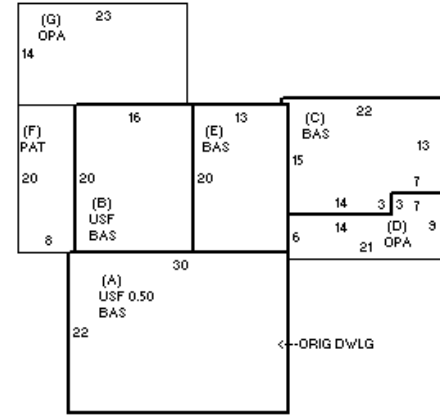
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CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	16	1.00	1	1,080,300	1.00	1	1.00	SV1	3.00	837,230
300	A	1.145	16	1.00	1	82,500	1.00	1	1.00	SV1	3.00	94,460
350	A	1.432	16	1.00	1	6,900	0.84	1	1.00	TWP	1.00	8,260

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TOTAL	3.352 Acres		ZONING	NSD	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NAT'L SEASHORE		N O T E	MARSH (NOT BAY) VIEW.			LAND	940,000	817,300
Infl1	NO ADJ			LAND	864,100	673,100			
Infl2	NO ADJ			DETACHED	300	83,200			
				OTHER	216,500	0	TOTAL	2,020,900	1,573,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/08/2023
SHF	A	1.00	F 0.60 5*5		25	17.17	300		



HAS CAPE COD CELLAR (REST=CRAWL)

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BUILDING	CD	ADJ	DESC	MEASURE	6/8/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/8/2023	LG
STYLE	15	1.10	ANTIQUE [100%]	REVIEW	12/15/2010	MR
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
Large inverter is for A/C.		

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,028,693
NET AREA	2,206	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BAS	L	BAS AREA	1,556	1800	454.29	706,882		
\$NLA(RCN)	\$466	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	330	1800	361.04	119,143		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	320	2007	361.04	115,532		
STORIES(FAR)	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	+	OPA	N	OPEN PORCH	469			95.19	44,645		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	F	PAT	N	PATIO	160			25.36	4,058		
BEDROOMS	3	1.00	INT. FINISH	1	PLASTER	1.00	F22	O	FPL 2S 2OP	1				32,133.10	32,133		
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	OUT DOOR SHOWER	1				0.00			
FIXTURES	9	\$6,300	FUEL SOURCE	2	GAS	1.00											
UNITS	0	1.00															
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$864,100

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CURRENT OWNER				PARCEL ID				LOCATION			
CORNELL CHARLES & PRISCILLA 29 MONTGOMERY LANE GREENWICH, CT 06830				64-20-0				76 RYDER BEACH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

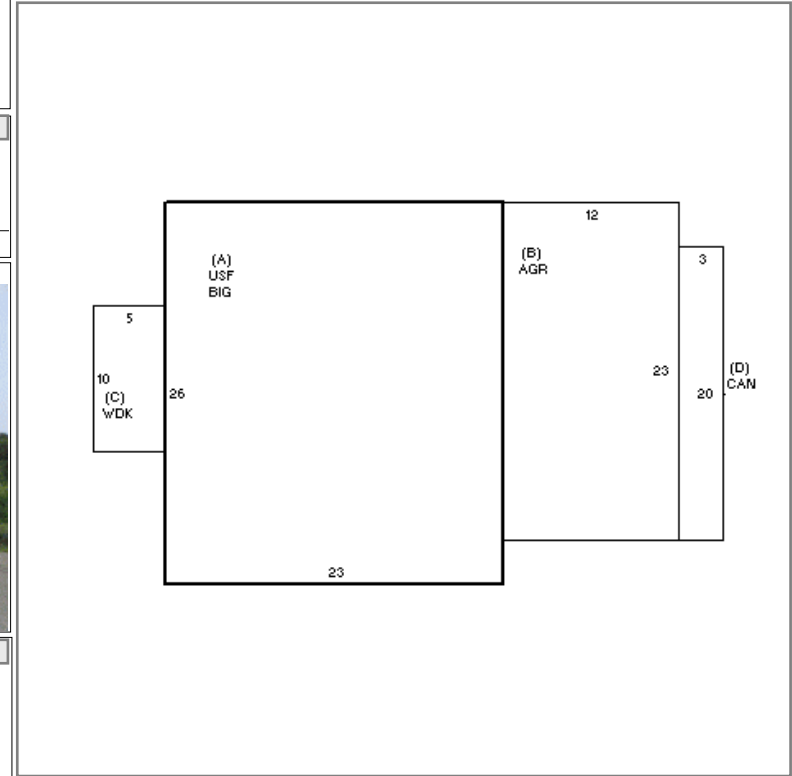
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CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	216,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



**BLDG COMMENTS**  
Half-Bath on ground level, full bath in USF. Dual inverter minisplit, Tesla Power Wall. No kitchen type fixtures.

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BUILDING	CD	ADJ	DESC	MEASURE	6/8/2023	LG
MODEL	1		RESIDENTIAL	LIST	6/8/2023	LG
STYLE	14	0.90	DET BLDG [100%]	REVIEW	4/12/2023	JN
QUALITY	G	1.35	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	0	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	277,580
NET AREA	598	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	598		91.08	54,465	TOTAL RCN	277,580
\$NLA(RCN)	\$464	OVERALL	0.860	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	598	0	294.23	175,951	CONDITION ELEM	CD
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATTACHED GARAGE	276		126.39	34,883		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	ATT WOOD DECK	50		107.24	5,362		
				FLOOR COVER	6	OTHER	1.00	D	CAN	N	CANOPY	60		56.98	3,419		
				INT. FINISH	2	DRYWALL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				HEATING/COOLING	19	MINISPLIT W/AC	1.01										
				FUEL SOURCE	3	ELECTRIC	1.00										
																EFF.YR/AGE	2000 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$216,500