

Key: 6867

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.347

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
677 WORCESTER STREET TRUST TRS: MARGARITA RUDYAK 776 BOYLSTON ST, UNIT PH2D BOSTON, MA 02199		23-3-0		1 BLUFF TERRACE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
677 WORCESTER STREET TRUS		08/01/2018	QS	3,300,000	(216922)
BLUFF TERRACE LLC		08/28/2014	P	1,350,000	(204289)
SEASCAPE HEIGHTS LLC		12/27/2012	O	3,050,000	(199210)

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 %
19-061	03/04/2019	3	REPAIR/REMOD	125,000	02/26/2020	LG	100 100
15-253	10/20/2015	70	POOL	30,000	12/15/2015	FC	100 100
15-038	03/16/2015	1	SINGLE FAM R	1,200,000	09/29/2015	FC	100 100
SS15-4	12/31/2013	50	SPLIT SUB		08/15/2014	ER	100 100
13-029	02/14/2013	5	DEMO	75,000	05/21/2013	FC	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	2,520,700	1.00	1	1.00	WF2	7.00	1,953,540
350	A	0.305	11	1.00	1	6,900	1.00	1	1.00	TWP	1.00	2,100

TOTAL	1.080 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	N	3-LOT WF SUBDIV APPROVED BY PLANNING BD	LAND		1,955,600	3,098,000	1,700,400
Infl1	NO ADJ	O	2/5/13=FY15 SUBDIV (CLASS 301 TO 130+101). SPG	BUILDING		19,300	0	18,300
Infl2	NO ADJ	E	COND=50% COMP 1/1/16.	OTHER		0	0	0
						TOTAL	5,072,900	4,375,600

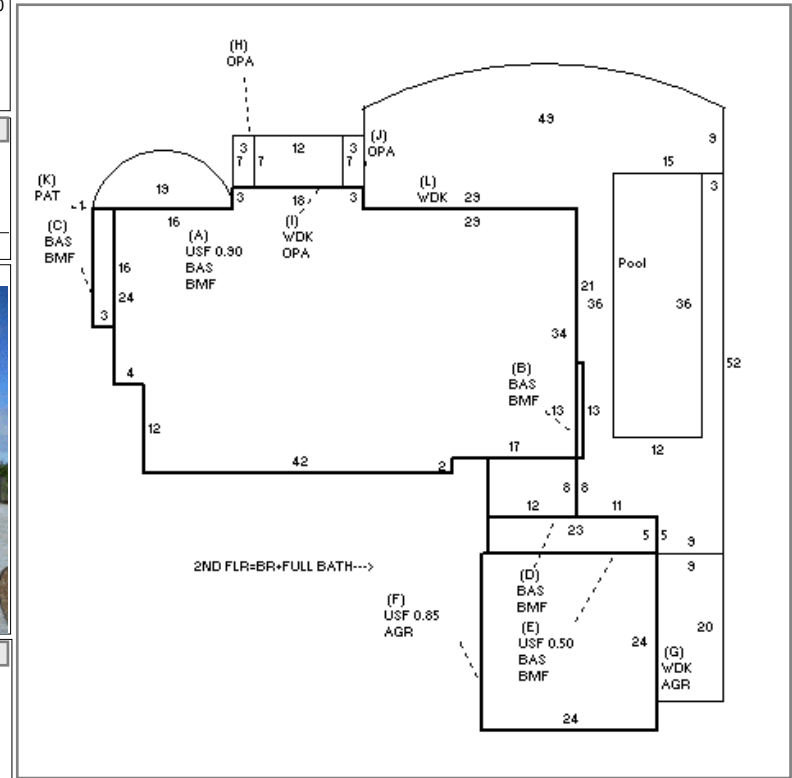
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SPG	G	1.18	G 0.90 12*36	2015	432	46.03	17,900
BCH	G	1.18	A 0.75 1	2016	1	0.00	
PTD	G	1.18	G 0.90 IRREG 20*28	2019	560	2.71	1,400



PHOTO 09/03/2019

BLDG COMMENTS
 BATHS=5 FULL+2 HALF. ALL BR'S ARE EN SUITE PER PLANS (INCL 1 HALF BATH IN AGR="CHANGING RM"). HEAT+A/C=HYDRO-AIR. ARBOR PATIO & OUTDOOR KITCHEN (GRILL, NO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2015	FC
MODEL	1		RESIDENTIAL	LIST	2/2/2017	LG
STYLE	16	1.30	NEW STYLE [100%]	REVIEW		
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.950	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,331,224		
NET AREA	5,075	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMF	N	BSMT FINISH	2,512		193.58	486,267	CONDITION ELEM	CD		
\$NLA(RCN)	\$656	OVERALL	1.340	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	2,512	2015	552.35	1,387,497				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	2,563	2015	428.86			1,099,179	
STORIES(FAR)	1.9	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	+	AGR	N	ATTACHED GARAGE	756		174.27	131,749					
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	126		153.91	19,392					
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	K	PAT	N	PATIO	117		34.54	4,041				
BATHROOMS	7	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	+	WDK	N	ATT WOOD DECK	1,588		88.94	141,236				
FIXTURES	29	\$20,300	FUEL SOURCE	2	GAS	1.00	+	F22	O	FPL 2S 2OP	1		41,562.40	41,562					
UNITS	1	1.00																	
																		EFF.YR/AGE	2015 / 7
																		COND	07 07 %
																		FUNC	0
																		ECON	0
																		DEPR	7 % GD 93
																		RCNLD	\$3,098,000