

Key: 7159

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.487

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CLONTS JEFFREY F & RYAN ROBERT 32 WINTER ST YARMOUTH PORT, MA 02675				32-15-8				121 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CLONTS JEFFREY F & RYAN R				03/31/2021	QS	295,000		(C414-8)			
R & S REALTY TRUST				05/30/2014	QS	925,000		(203528)			
SOUTH WIND COURT REAL EST				12/31/2000	99			(131653+)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-069X	02/23/2022	90	BP NVC	1,542	05/13/2022	LG	100	100
21-392X	11/03/2021	3	REPAIR/REMOD	1,500	01/19/2022	LG	100	100
21-141	05/03/2021	4	REHAB	2,000	11/09/2021	LG	100	100
18-176	05/08/2018	3	REPAIR/REMOD	2,000	07/13/2018	LG	100	100
SS18-4		51	CONDO CONV		03/23/2017	CF	0	0

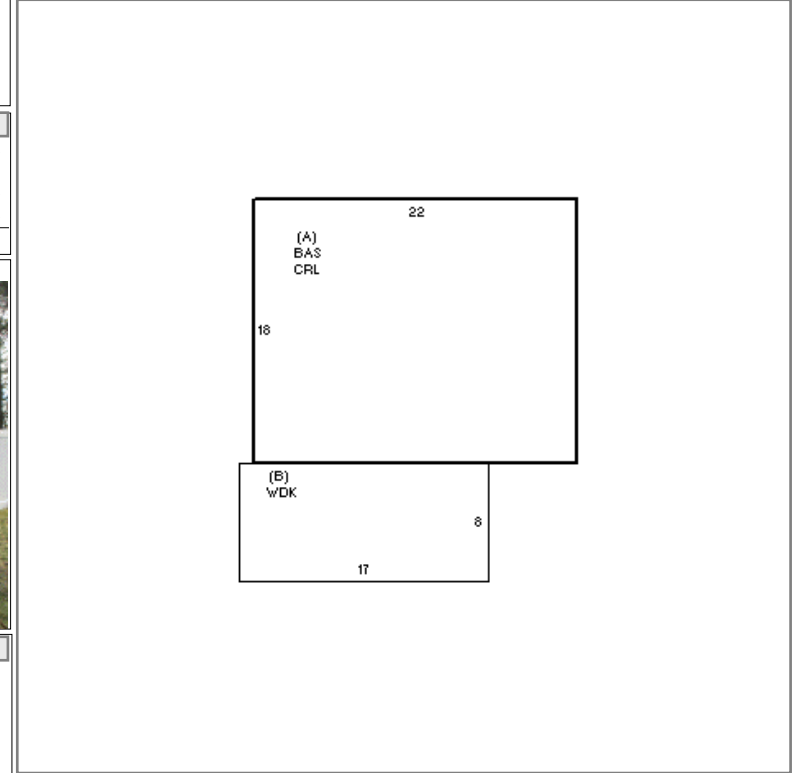
LAND

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

TOTAL	SF	ZONING	L6A	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Infl1			BUILDING	313,300	272,700			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	313,300	272,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2020	LG
MODEL	10		CONDO	LIST	11/9/2021	LG
STYLE	1	1.00	CONDO [100%]	REVIEW	3/23/2017	CF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Southwind Court Condos Cottage #8 (Ryder).
Year-round use as of July 2023. Has outdoor shower.

G

YEAR BLT	1950	SIZE ADJ	1.105	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,666															
NET AREA	396	DETAIL ADJ	0.890	COMPLEX	53	SOUTHWIND CT	0.90	A	CRL	N	CRAWL	396		18.20	7,207																	
\$NLA(RCN)	\$989	OVERALL	1.000	CONDO STYLE	4	COTTAGE	1.00	A	BAS	L	BASE CONDO AREA	396	1950	953.02	377,395																	
				BASEMENT	4	CRAWL	1.00	B	WDK	N	ATT WOOD DECK	136		36.50	4,964																	
				HEATING	8	HEAT PUMP	1.02																									
				FUEL SOURCE	3	ELECTRIC	1.00																									
				PLUMBING	1	STANDARD	1.00																									
				VIEW/LOC	3	AVG	1.00																									
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