

Key: 788

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 709

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROYKA FAMILY TRUST (THE) TRS: ROYKA STEPHEN & MARGARET PO BOX 448 NO TRURO, MA 02652-0448				35-35-0				4 PINE RIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROYKA FAMILY TRUST (THE)				11/25/2013	A		27844-7				
ROYKA STEPHEN F & MARGARET				10/28/1991	QS	158,000	7729-297				

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	%
19-154	05/20/2019	80	SOLAR TAXABL	59,000	07/02/2019	LG	100	100
FY2018		35	RES EXEMPT		10/01/2017		0	0
16-189X	09/02/2016	3	REPAIR/REMOD	6,600	02/01/2017	LG	100	100
02-099	05/21/2002	90	BP NVC	10,000	05/03/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.690	11	1.00	1	1.00	1	1.00	R03	1.00		269,240

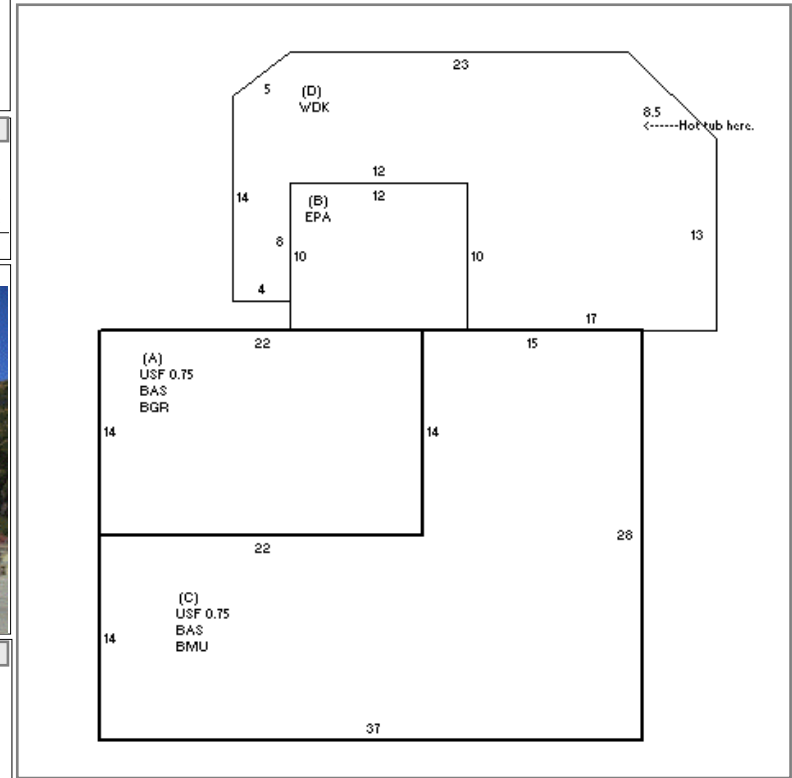
DETACHED

TOTAL	30,056 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	269,200	234,100
Inf1	NO ADJ		BUILDING	467,500	396,700			
Inf2	NO ADJ		DETACHED	2,000	2,000			
			OTHER	0	0			
						TOTAL	738,700	632,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	A 0.75		1	2,730.40	2,000



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2018	LG
MODEL	1		RESIDENTIAL	LIST	4/17/2018	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	3/12/2013	BE
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,915
NET AREA	1,813	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BGR	N	SF BSMT GARAGE	308		101.05	31,124	CONDITION ELEM	CD
\$NLA(RCN)	\$368	OVERALL	1.050	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,036	1984	322.13	333,730		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	777	1984	250.99	195,019		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	EPA	N	ENCL PORCH	120		147.09	17,651		
				FLOOR COVER	1	HARDWOOD	1.00	C	BMU	N	BSMT UNFINISHED	728		80.74	58,781		
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	ATT WOOD DECK	475		50.99	24,220		
				HEATING/COOLING	5	ELECTRIC	0.95		MST	O	MASONRY STACK	1		3,191.00	3,191		
				FUEL SOURCE	3	ELECTRIC	1.00										

EFF. YR/AGE	1990 / 32
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$467,500