

Key: 188

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 139

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
<b>CAPE VIEW COTTAGE LLC</b> MGR: MICHELLE MCKANE 1406 PLANTATION DR SOUTHLAKE, TX 76092				5-15-0				608 SHORE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				CAPE VIEW COTTAGE LLC				04/15/2021	QS	2,200,000	34017-243
MCCUSKER JAMES T				04/15/2005	QS	1,541,600	19727-315				
WATERHOUSE TIM D				12/19/1991	A	170,000	7801-007				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3010	100	MOTELS			1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-155X	03/28/2022	11	COMMERCIAL	3,000	06/09/2022	TCK	100 100
20-307	10/20/2020	3	REPAIR/REMOD	11,500	06/09/2022	TCK	100 100
08-225	11/06/2008	10	ALL OTHERS	6,000	06/04/2009	RJM	100 100
08-226	11/06/2008	10	ALL OTHERS	6,000	06/04/2009	RJM	100 100
08-227	11/06/2008	10	ALL OTHERS	6,000	06/04/2009	RJM	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,750	BPT	1.00	1	1,545,200	1.00	1	1.00	C04	4.00	1,197,450
203	A	0.725	BPT	1.00	1	307,200	1.00	1	1.00	C04	4.00	222,720

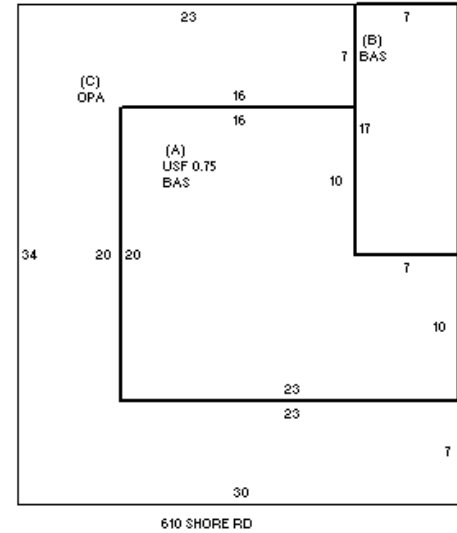
DETACHED

TOTAL	1.500 Acres				ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BEACH POINT				N O T E LB FY06 ACREAGE CHG PER 7/00 SITE PLAN IN PRC FILE.	LAND		1,420,200	1,378,800		
Inf1	NO ADJ					BUILDING		353,400	303,200		
Inf2	NO ADJ					DETACHED		300	300		
						OTHER		322,800	265,300		
						TOTAL		2,096,700	1,947,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SN2	A	1.00	A 0.75 3X3		9	46.40	300



**BLDG COMMENTS**  
 CROWS NEST COTTAGES / MAIN HOUSE  
 VRBO 2823683, 2825887, 2824927



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/29/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/23/2022	EMZ
QUALITY	V	1.55	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.050	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	401,593
NET AREA	802	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BAS AREA	509	1900	459.76	234,017		
\$NLA(RCN)	\$501	OVERALL	0.930	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	293	1900	363.70	106,565		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	511		88.55	45,247		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		GFP	O	GAS FIREPLACE	1		13,664.60	13,665		
				FLOOR COVER	5	VINYL	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$353,400

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TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3010	100	MOTELS					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	188,400	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

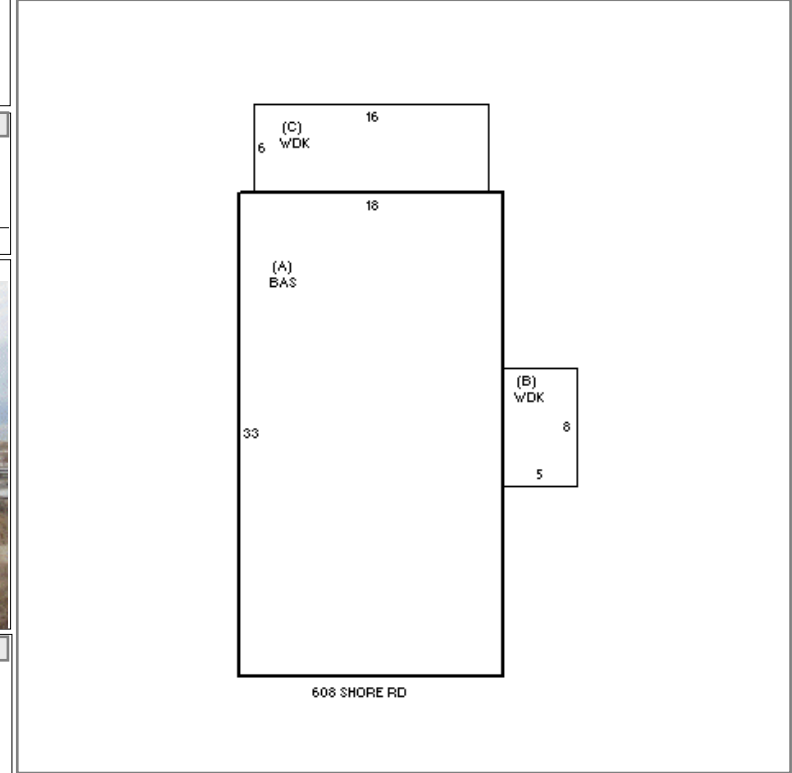
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/29/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/23/2022	EMZ
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



INDING

YEAR BLT	1950	SIZE ADJ	1.060
NET AREA	594	DETAIL ADJ	1.000
\$NLA(RCN)	\$360	OVERALL	0.880
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	3	WOOD PANEL	1.00
HEATING/COOLING	7	FL./WALL FURN.	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	594	1950	325.84	193,552
+	WDK	N	ATT WOOD DECK	136		64.47	8,768
	GFP	O	GAS FIREPLACE	1		9,684.50	9,685
	ODS	O	OUT DOOR SHOWER	1		0.00	

TOTAL RCN	214,105
CONDITION ELEM	CD
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$188,400

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PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

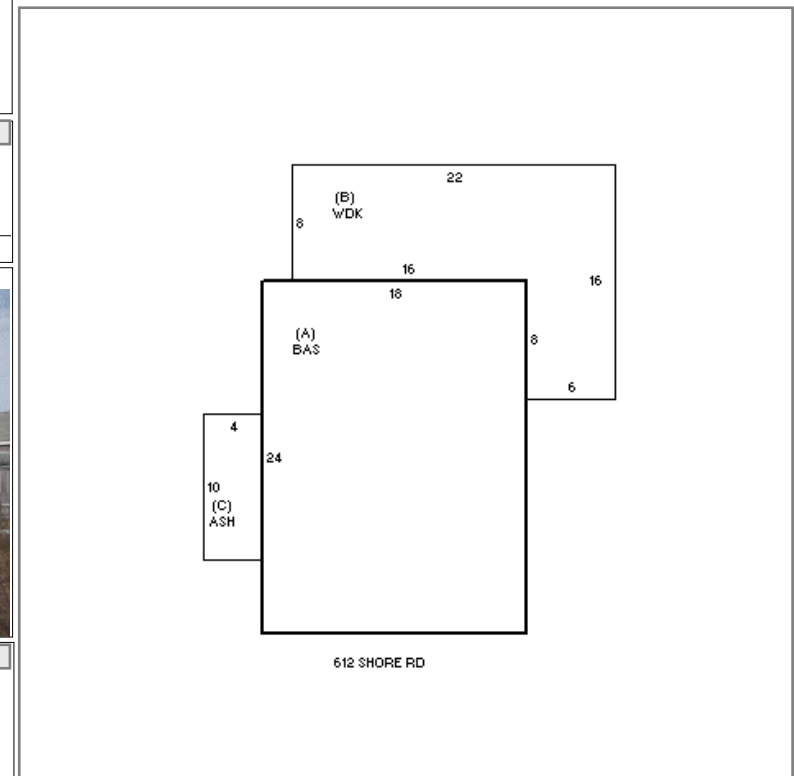
LAND

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	134,400	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/29/2011	EST
STYLE	6	0.90	COTTAGE/BUNG [100%]	REVIEW	6/23/2022	EMZ
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
VRBO 2823683, 2825887, 2824927

G

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	152,677
NET AREA	432	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BAS AREA	432	1945	296.92	128,271	CONDITION ELEM	CD
\$NLA(RCN)	\$353	OVERALL	0.850	EXT. COVER	1	WOOD SHINGLES	1.00	B	WDK	N	ATT WOOD DECK	224		52.87	11,843		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	40		40.96	1,638		
STORIES(FAR)	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00		GFP	O	GAS FIREPLACE	1		8,824.90	8,825		
ROOMS	4	1.00		FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUT DOOR SHOWER	1		0.00			
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC	0.95										
FIXTURES	3	\$2,100		FUEL SOURCE	3	ELECTRIC	1.00										
UNITS	1	1.00															
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$134,400