

Key: 5522

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 3.842

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767		5-17-2	596 SHORE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCCUSKER JAMES T		08/23/2022	F	1	35324-52	
MCCUSKER JAMES T & JULIE		06/12/2001	QS	395,000	13928-221+	
ANCHORAGE REALTY TR THE		07/06/2000	99		13113-237	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1020	100	CONDOMINIUM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
CYC	05/22/2023	30	CHECK DATA		04/14/2022	LG	100 100
05-220	11/30/2005	2	ADDITION	50,000	06/11/2007	RJM	100 100
02-082	04/26/2002	6	SHED	1,000	03/14/2003	BT	100 100
98-202	11/16/1998	1	SINGLE FAM R	70,000			100 100

LAND

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

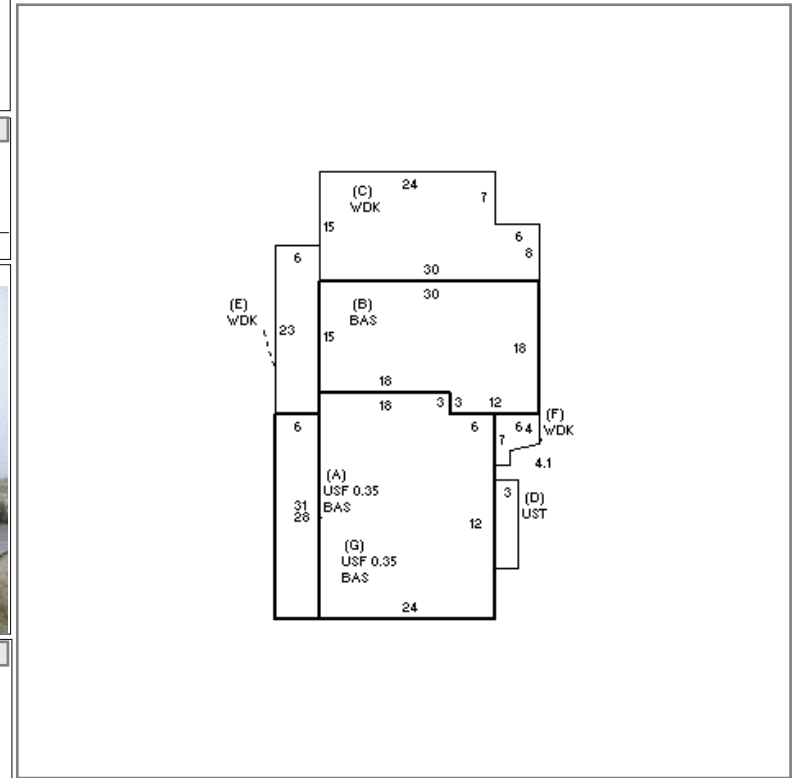
TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
Inf1		ANCHORAGE ON THE BAY CONDO				BUILDING	1,409,200	1,192,200
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	1,409,200	1,192,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BAYFRONT UNIT. GAS FIREPLACE AND MINISPLIT.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2022	LG
MODEL	10		CONDO	LIST	8/21/2013	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	9/8/2006	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.740	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,693	DETAIL ADJ	1.514	1	ANCHORAGE		1.10
\$NLA(RCN)	\$905	OVERALL	1.000	4	COTTAGE		1.00
				5	NO BASEMENT		1.00
				8	HEAT PUMP		1.02
				3	ELECTRIC		1.00
				1	STANDARD		1.00
				6	EXCELLENT		1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE CONDO AREA	168	2005	918.51	154,310
A	USF	L	UP-STRY FIN	59	2005	734.81	43,354
B	BAS	L	BASE CONDO AREA	486	1998	918.51	446,396
+	WDK	N	ATT WOOD DECK	578		36.50	21,097
D	UST	N	UTILITY STORAGE	36		50.61	1,822
G	BAS	L	BASE CONDO AREA	726	1998	918.51	666,838
G	USF	L	UP-STRY FIN	254	1998	734.81	186,641
	F11	O	FPL 1S 10P	1		4,987.00	4,987

TOTAL RCN	1,531,745
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1996 / 26
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$1,409,200