

Key: 5915

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.020

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767				7-10-1				496 SHORE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCCUSKER JAMES T				08/23/2022	F	1	35324-63
				COASTAL CAPE DEVELOPMENT,				08/21/2007	99		22278-207
				MCCUSKER JAMES T				08/21/2007	99		22278-133

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-085X	04/01/2019	3	REPAIR/REMOD	200	02/20/2020	LG	100	100
	05/13/2004	50	SPLIT SUB				100	100
04-022	02/24/2004	4	REHAB	775,000	04/17/2006	RJM	100	100
03-236A	12/02/2003	3	REPAIR/REMOD	28,000	02/10/2004	RS	100	100
03-187	10/10/2003	5	DEMO	15,000	02/10/2004	RS	100	100

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

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		N O T E	CROWS NEST CONDO UNIT 1=YEAR ROUND MGR'S UNIT.			LAND	0	0
Infl1			BUILDING	1,065,200	1,006,800			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,065,200	1,006,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 1ST FLR YEARROUND MGR UNIT/OFFICE.
 FPL=GAS. HALF BATH IN BSMT. SF FROM PLAN
 590-92 2/21/14 (INCL BSMT? LEFT MSG FOR
 SURVEYOR 2/21/14).

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2023	REF
MODEL	10		CONDO	LIST	4/20/2023	REF
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	0.675	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,268,143												
NET AREA	2,018	DETAIL ADJ	1.058	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	2,018	1969	600.57	1,211,950														
\$NLA(RCN)	\$628	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	BMF	N		BSMT FINISHED	42		67.40	2,831														
				BASEMENT	2	3/4 AREA	1.00	BMU	N		BSMT UNFINISHED	836		33.90	28,340														
				HEATING	5	ELECTRIC	0.98	OPA	N		OPEN PORCH	231		53.40	12,335														
				FUEL SOURCE	3	ELECTRIC	1.00	F11	O		FPL 1S 10P	1		4,987.00	4,987														
				PLUMBING	1	STANDARD	1.00																						
				VIEW/LOC	6	EXCELLENT	1.35																						
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