

Key: 5925

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.030

LEGALS

CURRENT OWNER						PARCEL ID				LOCATION			
PINSLEY LAUREN J & C/O MCHUGH STEPHEN 15 DESERT WIND LANE ROCHESTER, NH 03069						7-10-11				496 SHORE RD			
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
						MCHUGH STEPHEN				02/28/2023	QS	277,500	35655-315
						PINSLEY LAUREN J & PLACEK EVELYN				08/03/2018	QS	210,000	31445-81
				06/25/2004	N	196,350	18759-229						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	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

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 CROWS NEST CONDO				LAND	0	0
Inf1			BUILDING	272,600	259,400			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	272,600	259,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/11/2013



BUILDING

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%]			

BLDG COMMENTS
April 2023 Property Mgr refused Assessor access for nine-year cyclical data check. 1ST FLR UNIT. SF FROM PLAN 2/21/14. AYB=UNITS 7 - 16 WERE PRE-EXISTING MOTEL. COMPLETE REHAB 2004.

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YEAR BLT	1964	SIZE ADJ	1.230	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	373,385		
NET AREA	274	DETAIL ADJ	1.063	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	274	1964	1,317.76	361,065				
\$NLA(RCN)	\$1,363	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	98		53.40	5,233				
				BASEMENT	5	NO BASEMENT	1.00	F11	O		FPL 1S 1OP	1		4,987.00	4,987				
				HEATING	9	WARM/COOL AIR	1.02												
				FUEL SOURCE	3	ELECTRIC	1.00												
				PLUMBING	1	STANDARD	1.00												
				VIEW/LOC	6	EXCELLENT	1.35												
																		TOTAL RCN	373,385
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT/ELEC	A
																		EFF.YR/AGE	1968 / 54
																		COND	17 17 %
																		FUNC	0
																		ECON	10 ONE BEDRM
																		DEPR	27 % GD 73
																		RCNLD	\$272,600