

Key: 5926

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.031

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION						
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767						7-10-12			496 SHORE RD						
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)			
						MCCUSKER JAMES T COASTAL CAPE DEVELOPMENT			09/27/2004 03/10/2003	A QS	550,000 1,675,000	19073-154 (168473+)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-198	05/02/2022	4	REHAB	10,000	09/02/2022	LG	100	100
04-022	05/13/2004	50	SPLIT SUB				100	100
03-236A	02/24/2004	4	REHAB	775,000	04/17/2006	RJM	100	100
03-187	12/02/2003	3	REPAIR/REMOD	28,000	02/10/2004	RS	100	100
	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				LAND	0	0
Inf1		CROWS NEST CONDO				BUILDING	486,000	464,600
Inf2						DETACHED	0	0
						OTHER	0	0
						<b>TOTAL</b>	<b>486,000</b>	<b>464,600</b>

DETACHED

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



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%]			

BUILDING

YEAR BLT	1964	SIZE ADJ	0.960	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	585.558		
NET AREA	581	DETAIL ADJ	1.058	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	581	1964	974.02	565,905	CONDITION ELEM	CD		
\$NLA(RCN)	\$1,008	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	196		53.40	10,466	EXTERIOR	A		
				BASEMENT	5	NO BASEMENT	1.00	F11	O		FPL 1S 1OP	1		4,987.00	4,987	INTERIOR	A		
				HEATING	5	ELECTRIC	0.98											KITCHEN	A
				FUEL SOURCE	3	ELECTRIC	1.00											BATHS	A
				PLUMBING	1	STANDARD	1.00											HEAT/ELEC	A
				VIEW/LOC	6	EXCELLENT	1.35												
																		EFF.YR/AGE	1968 / 54
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$486,000