Key: 5927

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4,032

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767	7-10-13	496 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCUSKER JAMES T	10/05/2005	A	222,936	20336-22
COASTAL CAPE DEVELOPMENT	03/10/2003	QS	1,675,000	(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	%
	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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0
Nbhd		NOTE	CROWS NEST CONDO		
Infl1					
Infl2					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	503,100	480,800
DETACHED	0	0
OTHER	0	0
TOTAL	**503,100**	**480,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/11/2013

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/20/2023	REF
LIST	4/20/2023	REF
REVIEW	7/13/2007	RJM

BLDG COMMENTS

2ND FLR UNIT. SF FROM PLAN 2/21/14. AYB=UNITS 7 - 16 WERE PRE-EXISTING MOTEL. COMPLETE REHAB 2004. FPL=GAS.

YEAR BLT	1964	SIZE ADJ	0.950
NET AREA	620	DETAIL ADJ	1.058
$NLA(RCN)	$978	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$4,200
PCT COMM INT	5.25	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	24	CROWS NEST	0.80
CONDO STYLE	14	CONV MOTEL	1.00
BASEMENT	5	NO BASEMENT	1.00
HEATING	5	ELECTRIC	0.98
FUEL SOURCE	3	ELECTRIC	1.00
PLUMBING	1	STANDARD	1.00
VIEW/LOC	6	EXCELLENT	1.35

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	BAS	L	BASE CONDO AREA	620	1964	948.88	588,307
	OPA	N	OPEN PORCH	140		53.40	7,476
	WDK	N	ATT WOOD DECK	32		36.50	1,168
	F11	O	FPL 1S 1OP	1		4,987.00	4,987

TOTAL RCN	606,138

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	0		
DEPR	17	% GD	83
RCNLD	$503,100		