

Key: 5928

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.033

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767-1767				7-10-14				496 SHORE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCUSKER JAMES T COASTAL CAPE DEVELOPMENT				10/05/2005	A	222,936	20336-25	
				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	%
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 CROWS NEST CONDO				LAND	0	0
Inf1			BUILDING	565,100	539,900			
Inf2			DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>565,100</b>	<b>539,900</b>			

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	BLDG COMMENTS
MODEL	10		CONDO	LIST	4/20/2023	REF	2ND FLR UNIT. SF FROM PLAN 2/21/14. AYB=UNITS 7 - 16 WERE PRE-EXISTING MOTEL. COMPLETE REHAB 2004. FPL=GAS.
STYLE	1	1.00	CONDO [100%]	REVIEW	7/13/2007	RJM	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	1964	SIZE ADJ	0.930	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	680,823
NET AREA	718	DETAIL ADJ	1.090	COMPLEX	24	CROWS NEST	0.80	BAS	L		BASE CONDO AREA	718	1964	923.02	662,725	CONDITION ELEM	CD
\$NLA(RCN)	\$948	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00	OPA	N		OPEN PORCH	145		53.40	7,743	EXTERIOR	A
				BASEMENT	5	NO BASEMENT	1.00	WDK	N		ATT WOOD DECK	32		36.50	1,168	INTERIOR	A
				HEATING	4	STEAM	1.01	F11	O		FPL 1S 1OP	1		4,987.00	4,987	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	\$565,100