

Key: 5932

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.037

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767		7-10-18	496 SHORE RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCUSKER JAMES T		08/23/2022	F	1 (168473+)	
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	%
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	531,300	501,600
Inf2						DETACHED	0	0
						OTHER	0	0
						TOTAL	531,300	501,600

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%]			

YEAR BLT	1969	SIZE ADJ	0.940	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	666	DETAIL ADJ	1.058	COMPLEX	24	CROWS NEST	0.80		BAS	L	BASE CONDO AREA	666	1969	922.85	614,617
\$NLA(RCN)	\$950	OVERALL	1.000	CONDO STYLE	14	CONV MOTEL	1.00		OPA	N	OPEN PORCH	140		53.40	7,476
				BASEMENT	5	NO BASEMENT	1.00		WDK	N	ATT WOOD DECK	32		36.50	1,168
				HEATING	5	ELECTRIC	0.98		F11	O	FPL 1S 1OP	1		4,987.00	4,987
				FUEL SOURCE	3	ELECTRIC	1.00								
				PLUMBING	1	STANDARD	1.00								
				VIEW/LOC	6	EXCELLENT	1.35								

BUILDING

CAPACITY		UNITS	ADJ	TOTAL RCN	632,448
STORIES(FAR)	1	1.00		CONDITION ELEM	CD
ROOMS	4	1.00		EXTERIOR	A
BEDROOMS	2	1.00		INTERIOR	A
BATHROOMS	2	1.00		KITCHEN	A
FIXTURES	6	\$4,200		BATHS	A
PCT COMM INT	5.25	1.00		HEAT/ELEC	A
				EFF.YR/AGE	1971 / 51
				COND	16 16%
				FUNC	0
				ECON	0
				DEPR	16 % GD 84
				RCNLD	\$531,300