

Key: 5934

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.039

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767		7-10-20	496 SHORE RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCCUSKER JAMES T COASTAL CAPE DEVELOPMENT		08/23/2022	F	1 (168473+)		
		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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE CROWS NEST CONDO				LAND	0	0
Infl1			BUILDING	335,700	322,700			
Infl2			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	335,700	322,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
2ND FLR UNIT. SF FROM PLAN 2/21/14. COMPLETE REHAB 2004. CLG HGT=AVG OF 3 DIFF MSMTS WITHIN UNIT PER UNIT PLAN. FPL=GAS.

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%]			

YEAR BLT	1969	SIZE ADJ	1.100
NET AREA	403	DETAIL ADJ	1.026
\$NLA(RCN)	\$1,126	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	2	1.00	
BEDROOMS	1	.97	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,100	
PCT COMM INT	4.5	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	403	1969	1,091.68	439,948
	OPA	N	OPEN PORCH	125		53.40	6,675
	F11	O	FPL 1S 1OP	1		4,987.00	4,987

TOTAL RCN	453,710	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1971 / 51	
COND	16	16 %
FUNC	0	
ECON	10	ONE BEDRM
DEPR	26	% GD 74
RCNLD	\$335,700	