

Key: 5935

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 4.040

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCUSKER JAMES T 71 LOUNSBURY DR RAYNHAM, MA 02767				7-10-21				496 SHORE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCCUSKER JAMES T				08/23/2022	F	1	35324-55
				COASTAL CAPE DEVELOPMENT				08/21/2007	99		22278-211
				MCCUSKER JAMES T				08/21/2007	99		22278-183

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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

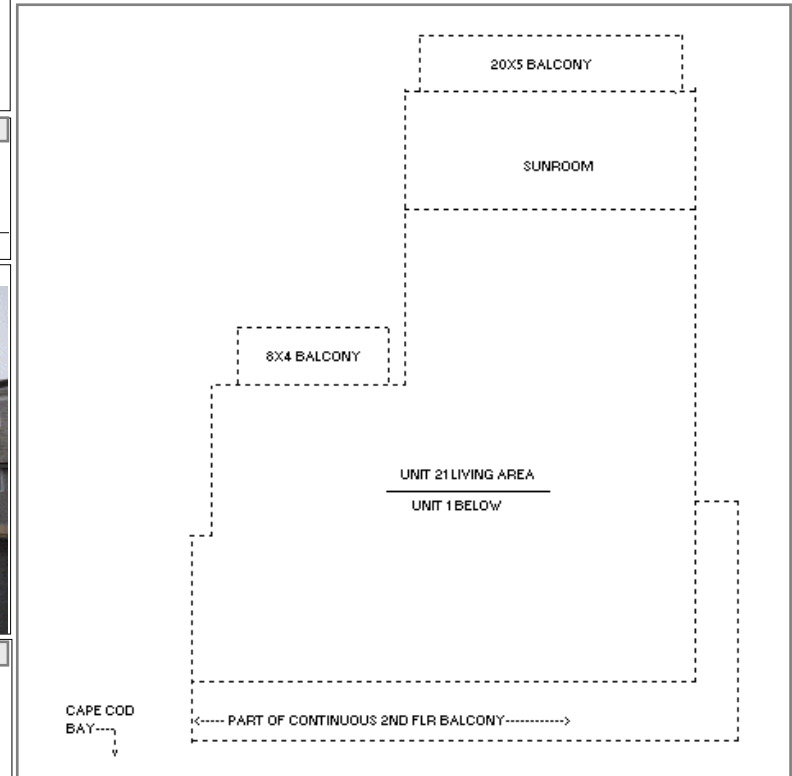
TOTAL	SF	ZONING	LBP	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE CROWS NEST CONDO				LAND	0	0
Inf1			BUILDING	825,100	778,800			
Inf2			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	825,100	778,800

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 6 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	+	1.05	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	0.825
NET AREA	1,268	DETAIL ADJ	1.058
\$NLA(RCN)	\$775	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES(FAR)	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$4,200	
PCT COMM INT	6	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	1	OIL	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	1,268	1969	753.14	954,977
	OPA	N	OPEN PORCH	228		56.07	12,784
	WDK	N	ATT WOOD DECK	132		38.33	5,059
	F11	O	FPL 1S 1OP	1		5,236.40	5,236

TOTAL RCN	982,256	
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	0	
DEPR	16	% GD 84
RCNLD	\$825,100	