

Key: 865

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 805

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CURRENT OWNER											PARCEL ID				LOCATION			
WOHLGEMUTH BARBARA PO BOX 55 NO TRURO, MA 02652											35-115-0				11 TWINE FIELD RD			
TRANSFER HISTORY											DOS		T	SALE PRICE		BK-PG (Cert)		
WOHLGEMUTH BARBARA											05/11/2011		99	(174597)				
LONGCOPE KAY &											10/10/2004		O	905,000		(174597)		
HANRATTY PATRICIA & TERES											11/13/2002		99	(124238+)				
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	A	0.775	11	1.00	1	1.00	1	1.00	V12	2.75		767,460						
300	A	0.025	11	1.00	1	1.00	1	1.00	V12	2.75		1,890						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
CYC	05/23/2023	30	CHECK DATA		09/16/2022	LG	100	100
18-294	09/06/2018	80	SOLAR TAXABL	14,000	01/11/2019	LG	100	100
12-180	07/19/2012	3	REPAIR/REMOD	26,000	01/11/2013	FC	100	100
04-202	11/08/2004	7	GARAGE	100,000	06/28/2006	FC	100	100
91-128	11/06/1991	1	SINGLE FAM R	129,000	07/07/1992		100	100

TOTAL	34,848 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE				LAND	769,400	644,600
Inf1	NO ADJ					BUILDING	752,000	620,900
Inf2	NO ADJ					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,521,400	1,265,500

Site plan diagram showing property boundaries, setbacks, and various annotations like (A) OPA, (B) BAS, (C) USF, etc.

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/11/2019

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2022	LG
MODEL	1		RESIDENTIAL	LIST	9/16/2022	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	+	1.15	GOOD-AVE+ [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,532	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	OPA	N	OPEN PORCH	220		86.32	18,990
\$NLA(RCN)	\$401	OVERALL	1.080	EXT. COVER	1	WOOD SHINGLES	1.00	B	BMU	N	BSMT UNFINISHED	966		88.65	85,639
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	966	1991	373.49	360,793
				ROOF COVER	1	ASPHALT SHINGLE	1.00	B	USF	L	UP-STRY FIN	966	1991	276.16	266,768
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	600		91.00	54,600
				INT. FINISH	2	DRYWALL	1.00	C	USF	L	UP-STRY FIN	600	2004	276.16	165,695
				HEATING/COOLING	15	FHW/DCTLS AC	1.03	+	WDK	N	ATT WOOD DECK	770		55.42	42,676
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 1OP	1		13,320.00	13,320
								ODS	O		OUT DOOR SHOWER	1		0.00	

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TOTAL RCN	1,016,181	
CONDITION ELEM	CD	
EFF.YR/AGE	1996 / 26	
COND	26 26 %	
FUNC	0	
ECON	0	
DEPR	26 % GD	74
RCNLD	\$752,000	