

Key: 875

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 814

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HANELT GUNTER H & MARGARET M PO BOX 115 NO TRURO, MA 02652		35-127-0		2 TWINE FIELD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HANELT GUNTER H & MARGARET MCOWEN-HANELT MARGARET MA		03/10/2020 06/02/1988	A G	1 (222050) 160,000	(130293+)

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.270	11	1.00	1	1.00	1,296,360	2.08	1	1.00	V15 3.60	727,580

TOTAL	11,761 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NOTE	LAND	727,600	562,300	BUILDING	378,300	325,500
Inf1	NO ADJ		DETACHED	0	0	OTHER	153,000	131,700
Inf2	NO ADJ		TOTAL	1,258,900	1,019,500			

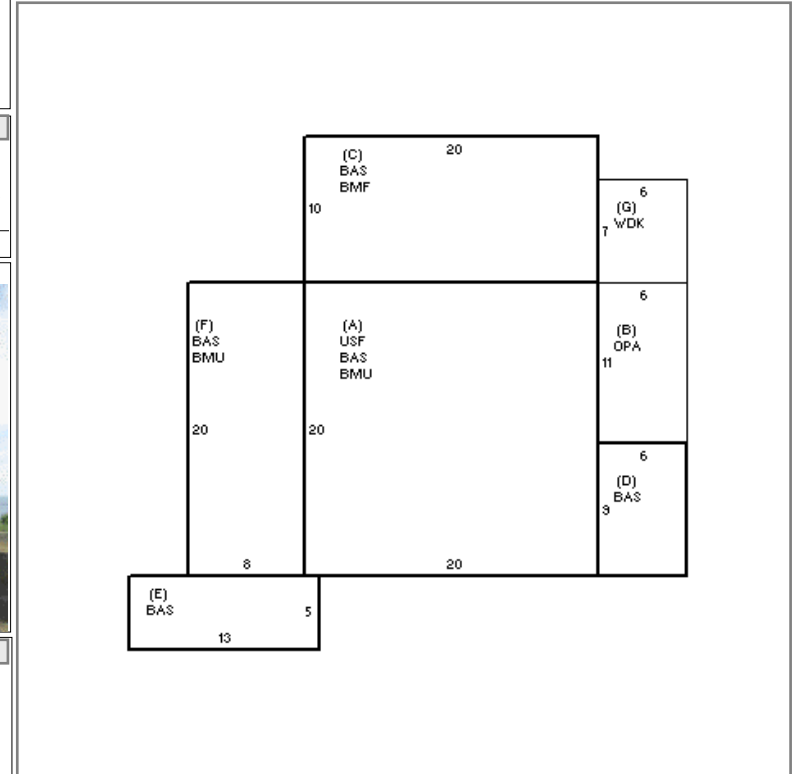
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
9/1/2020 List at door w/spouse of owner (per C-19), no updates since last M&L.

BUILDING	CD	ADJ	DESC	MEASURE	9/1/2020	LG
MODEL	1		RESIDENTIAL	LIST	9/1/2020	LG
STYLE	4	1.10	CAPE [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
20-057X FY2019	02/25/2020	90	BP NVC	1,000	09/01/2020	LG	100 100
17-086	03/28/2017	35	RES EXEMPT		01/01/2019		0 0
12-055	03/09/2012	80	SOLAR TAXABL	16,000	12/21/2017	LG	100 100
94-063	05/27/1994	90	BP NVC	1,500	12/20/2012	FC	100 100
		5	DEMO	10,000	09/15/1995		100 100



YEAR BLT	1994	SIZE ADJ	1.030	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	525,384
NET AREA	1,279	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	560		95.08	53,244	CONDITION ELEM	CD
\$NLA(RCN)	\$411	OVERALL	1.130	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	400	1994	279.68	111,871		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	66		118.01	7,789		
STORIES(FAR)	1.75	1.00		ROOF COVER	2	WOOD SHINGLES	1.01	C	BMF	N	BSMT FINISH	200		166.29	33,257		
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	879	1994	353.54	310,764		
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00	G	WDK	N	ATT WOOD DECK	42		101.43	4,260		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES	6	\$4,200		FUEL SOURCE	1	OIL	1.00										
UNITS	0	1.00															
																EFF.YR/AGE	1994 / 28
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$378,300

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Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 815

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
HANELT GUNTER H & MARGARET M PO BOX 115 NO TRURO, MA 02652		35-127-0	2 TWINE FIELD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

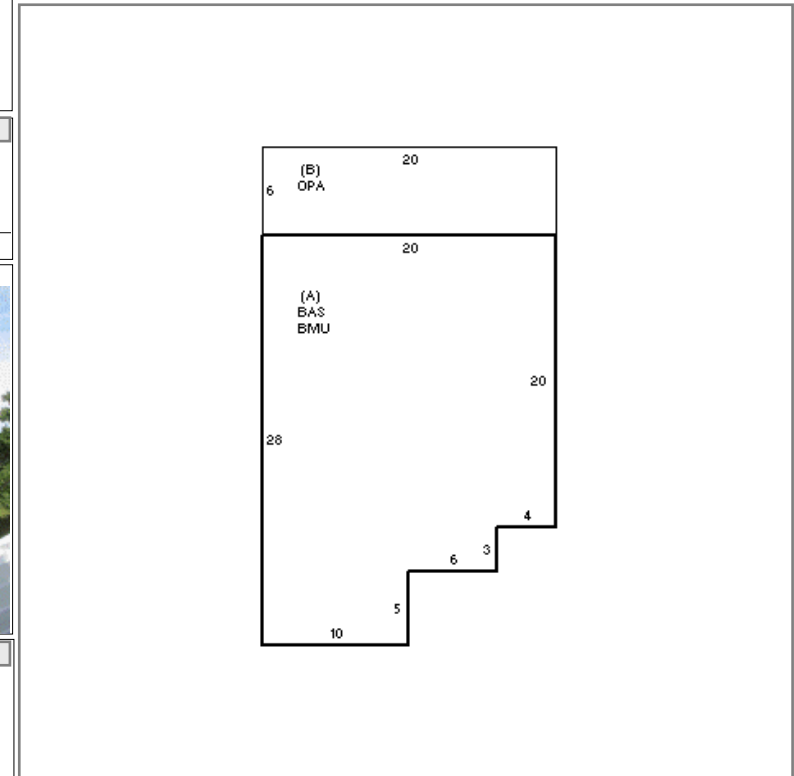
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	153,000	
Inf1		BUILDING			
Inf2		DETACHED			
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
9/1/2020 List at door w/spouse of owner (per C-19). No updates since last M&L.



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	9/1/2020	LG
MODEL	1		RESIDENTIAL	LIST	9/1/2020	LG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	212,550
NET AREA	498	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	498		84.14	41,901	CONDITION ELEM	CD
\$NLA(RCN)	\$427	OVERALL	1.030	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BAS AREA	498	1994	312.87	155,808		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		80.34	9,641		
STORIES(FAR)		1	1.00	ROOF COVER	2	WOOD SHINGLES	1.01		MST	O	MASONRY STACK	1		3,099.30	3,099		
ROOMS		0	1.00	FLOOR COVER	1	HARDWOOD	1.00										
BEDROOMS		1	1.00	INT. FINISH	2	DRYWALL	1.00										
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02										
FIXTURES		3	\$2,100	FUEL SOURCE	1	OIL	1.00										
UNITS		0	1.00														
																EFF.YR/AGE	1994 / 28
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$153,000