

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REPPUCCI, JUDITH A						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
54 TROUT BROOK ROAD						RESIDNTL	1010	340,100	340,100	
COTUIT MA 02635						RES LAND	1010	219,600	219,600	
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q INFO: #DL 1 LOT 2A #DL 2 GIS ID F_943499_2692765				Plan Ref. 272/45 Land Ct# #SR Life Estate PP STATU Assoc Pid#		559,700				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REPPUCCI, JUDITH A	12322	0335	06-08-1999	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
STEPHENSON, JOHN C	12322	0334	06-08-1999	U	I	1	1F	2023	1010	288,400	2022	1010	246,000	2021	1010	231,900
SINAI, JUDITH REPPUCCI	7144	0292	04-30-1990	Q	I	135,000	U		1010	199,600		1010	137,300		1010	139,400
CATANIA, RICHARD V	3496	0018	06-09-1982	U		0		Total		488,000	Total		383,300	Total		375,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	290,900
Appraised Xf (B) Value (Bldg)	45,300
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	219,600
Special Land Value	0
Total Appraised Parcel Value	559,700
Valuation Method	C
Total Appraised Parcel Value	559,700

NOTES							

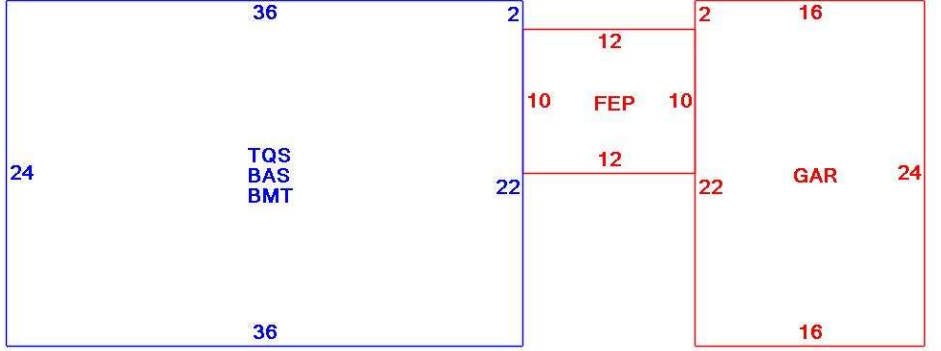
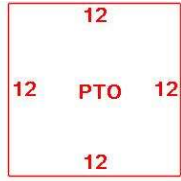
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1 B20656	08-25-2021 10-01-1978	835 DW	Sid/Wind/Roof/ Dwelling	20,000 0	01-15-1979	100 100	12-31-1979	Replacement of 5 existing win CO 2 STOR	05-27-2020 10-07-2013 03-22-2005	DM RB PT	03 01		FR 03 00	Field Review Cycl Insp Comp Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.490	AC	176,344.00	1.81499	1.0000	5	1.00	0107	1.400		1.0000	448,090.1	219,600
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value				219,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	359,138
Year Built	1978
Effective Year Built	1995
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	290,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	Fireplace 2 sto	B	1	7000.00	1997		81		0.00	5,700
FEP	Enclosed porc	B	120	70.00	1997		81		0.00	7,500
GAR	Attached Gara	B	384	40.00	1997		81		0.00	12,700
BMT	Basement-Unfi	B	864	26.01	1997		81		0.00	19,400
PATF	Flagstone Pav	L	144	30.00	1997		78		0.00	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	251.85	217,598
BMT	Basement Area	0	864	0	0.00	0
FEP	Enclosed Porch	0	120	0	0.00	0
GAR	Attached Garage	0	384	0	0.00	0
PTO	Patio	0	144	0	0.00	0
TQS	Three Quarter Story	562	864	562	163.82	141,540
Ttl Gross Liv / Lease Area		1,426	3,240	1,426		359,138

