

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GALLUS, JOHANNE 170 TROUT BROOK RD COTUIT MA 02635				2	Above Street	2	Public Water	1	Paved	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 504,800 243,700	Assessed 504,800 243,700
				4	Gas								
				6	Septic								
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 9 #DL 2 GIS ID F_942891_2692004						Plan Ref. 268/4 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 748,500 748,500				

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GALLUS, JOHANNE TR				35856	239	06-22-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GALLUS, JOHANNE				35318	039	11-16-2021	U	I	0	1F	2023	1010	446,600	2022	1010	373,400	2021	1010	300,700
GALLUS, BARRY W & JOHANNE				2359	0317	06-25-1976	U	V	0			1010	221,500		1010	152,400		1010	154,700
Total											668,100	Total	525,800	Total	459,700				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2023	5C	RESIDENTIAL EXEMPTION	0.00																	
2024	22E	VET (100% DISABILITY)																		
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107			COTUIT				

NOTES													APPRAISED VALUE SUMMARY			
													Appraised Bldg. Value (Card)	460,000		
													Appraised Xf (B) Value (Bldg)	40,400		
													Appraised Ob (B) Value (Bldg)	4,400		
													Appraised Land Value (Bldg)	243,700		
													Special Land Value	0		
													Total Appraised Parcel Value	748,500		
													Valuation Method	C		
													Total Appraised Parcel Value	748,500		

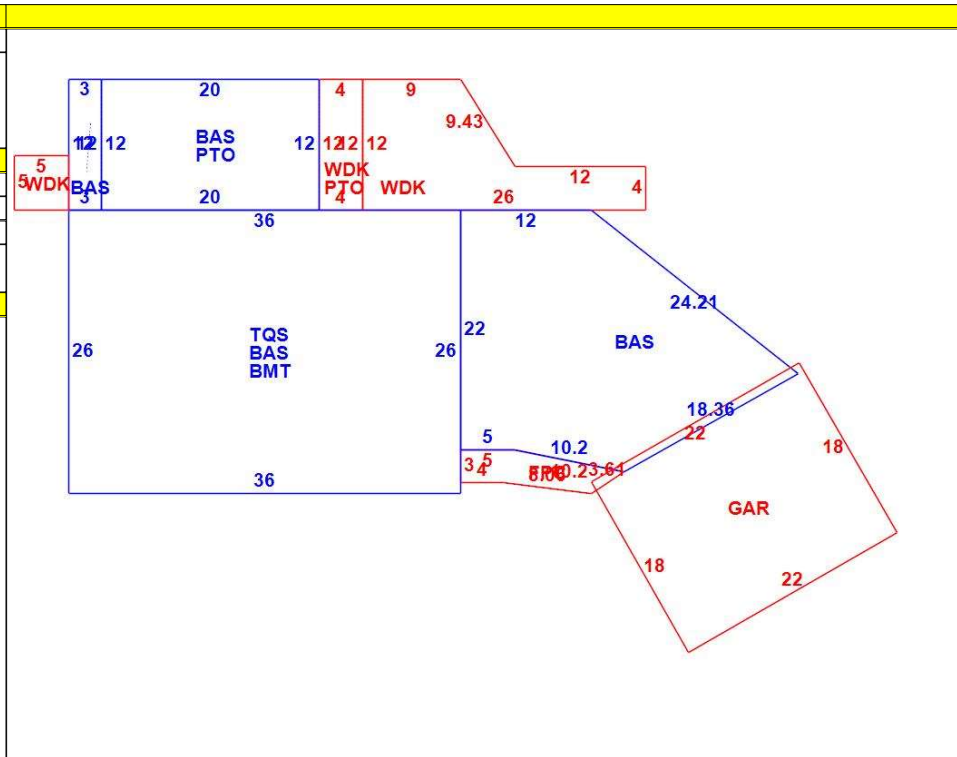
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-9	07-10-2023	835	Sid/Wind/Roof/	20,275		100		strip and reroof 30 sq of rof wit		07-07-2023	EG	03		16	In Office Review
BLDR-23-57	05-09-2023	839	Solar Panel-Re	22,260		0		Installation of 21 Solaria 400w		11-10-2022	EG	03		16	In Office Review
EXPR-23-2	02-23-2023	835	Sid/Wind/Roof/	2,000		100		RESIDENTIAL WEATHERIZA		10-11-2022	EG	03		16	In Office Review
B24701	01-01-1983	AD	Addition	0	01-15-1983	100	12-31-1983	CO ADD'N		08-03-2022	JO			16	In Office Review
B18459	06-01-1976	DW	Dwelling	0	01-15-1977	100	12-31-1977	CO 1.5 ST		09-01-2021	JD	03		16	In Office Review
										08-27-2021	CK	01	03		Cycl Insp Comp
										07-09-2020	LH	03	16		In Office Review

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	0.860	AC	176,344.00	1.14768	1.0000	5	1.00	0107	1.400				1.0000	283,349.5	243,700
Total Card Land Units					0.86	AC	Parcel Total Land Area					0.86	Total Land Value					243,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	23	Laminate			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id	C	Owne	0.0	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	567,868
Year Built	1976
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	460,000
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1996		81		0.00	4,900
WDC	Wood Decking	L	269	20.00	1997		56		0.00	3,100
PAT1	Patio- Average	L	288	5.89	1997		78		0.00	1,300
FOPC	Open Prch-roo	B	39	55.00	1996		81		0.00	2,000
GAR	Attached Gara	B	396	40.00	1996		81		0.00	12,900
BMT	Basement-Unfi	B	936	26.01	1996		81		0.00	20,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,722	1,722	1,722	243.72	419,686
BMT	Basement Area	0	936	0	0.00	0
FPC	Open Porch Conc. Floor	0	39	0	0.00	0
GAR	Attached Garage	0	396	0	0.00	0
PTO	Patio	0	288	0	0.00	0
TQS	Three Quarter Story	608	936	608	158.31	148,182
WDK	Wood Deck	0	269	0	0.00	0
Ttl Gross Liv / Lease Area		2,330	4,586	2,330		567,868

