

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TROMBA, WILMA						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
54 ROOSEVELT ROAD						RESIDNTL	1010	536,600	536,600	
COTUIT MA 02635						RES LAND	1010	183,600	183,600	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NQ NR: #DL 1 LOT 31 #DL 2 GIS ID F_948360_2695093				Plan Ref. Land Ct# 36608-C (SH 3) #SR Life Estate PP STATU Assoc Pid#		Total 720,200 720,200				

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TROMBA, WILMA	C132101	0	05-12-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TROMBA, WILMA	#D12604	0	12-18-2014	U	I	0	1A	2023	1010	475,400	2022	1010	403,900	2021	1010	334,800
TROMBA, WILMA	C205232	0	12-18-2014	U	I	1	1A		1010	181,400		1010	129,000		1010	129,000
TROMBA, MATTEO & WILMA	C199297	0	12-31-2012	U	I	1	1F							1010	13,700	
TROMBA, MATTEO & WILMA	C140627	0	05-15-1996	U	I	38,500	1P	Total 656,800 Total 532,900 Total 477,500								

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	N5C	NO RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0106				COTUIT													
NOTES																	
Appraised Bldg. Value (Card) 477,000																	
Appraised Xf (B) Value (Bldg) 45,100																	
Appraised Ob (B) Value (Bldg) 14,500																	
Appraised Land Value (Bldg) 183,600																	
Special Land Value 0																	
Total Appraised Parcel Value 720,200																	
Valuation Method C																	
Total Appraised Parcel Value												720,200					

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-21-8	05-21-2021	835	Sid/Wind/Roof/	2,036	06-30-2021	100	06-30-2021	insulation and airsealing work i		05-25-2023	LH	03		16	In Office Review
201500405	01-22-2015	NR	New Roof	13,800	06-30-2015	100	06-30-2016	RE-ROOF STRIPPING OLD		11-15-2022	DB	01		03	Cycl Insp Comp
201100602	02-04-2011	IN	Insulation	2,115	06-30-2011	100	06-30-2011	INSULATE		06-10-2020	WD			FR	Field Review
										10-31-2019	JD	03		16	In Office Review
										03-22-2019	JD	03		16	In Office Review
										02-21-2019	JD	03		16	In Office Review
										01-23-2019	JB	03		16	In Office Review

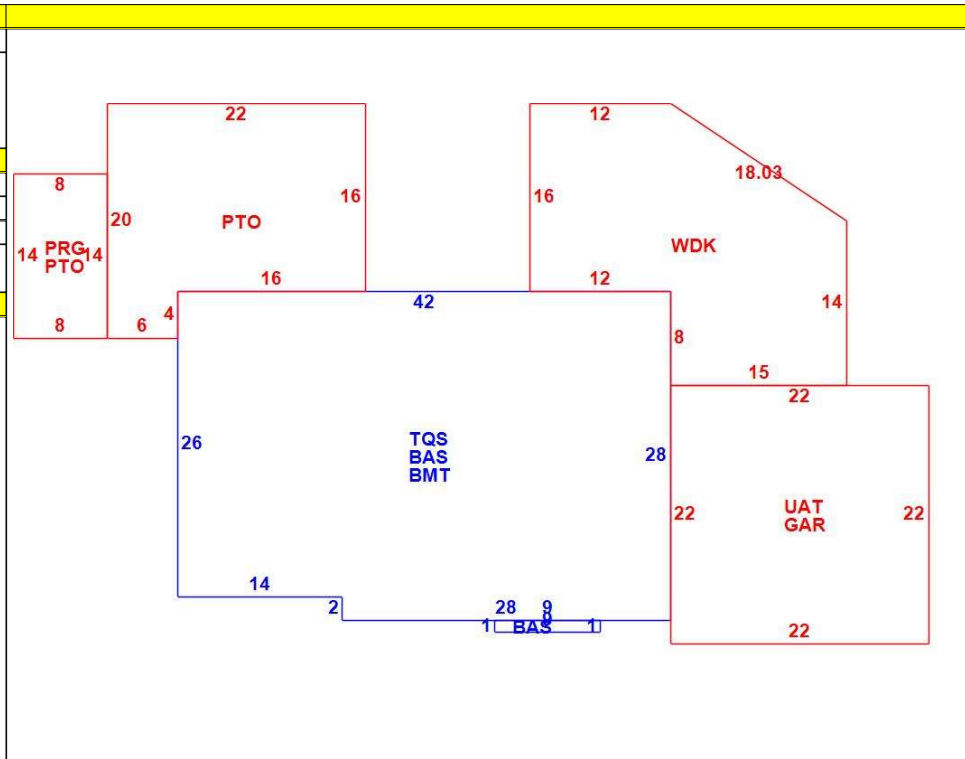
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.530	AC	176,344.00	1.70777	1.0000	5	1.00	0106	1.150		1.0000	346,321.9	183,600
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value				183,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.66				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
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	542,040
Year Built	1996
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	477,000
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
BRR	Bsmt Rec Rm-	B	500	8.05	2006		88		0.00	3,500
PAT2	Patio-Good	L	488	9.94	2008		89		0.00	4,200
WDC	Wood Decking	L	477	20.00	2008		78		0.00	7,000
GAR	Attached Gara	B	484	40.00	2006		88		0.00	16,000
BMT	Basement-Unfi	B	1,148	26.01	2006		88		0.00	25,600
SHED	Shed	L	120	18.00	2008		78		0.00	1,700
PRG1	Pergola-Avg	L	112	18.00	2008		78	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,157	1,157	1,157	277.83	321,446
BMT	Basement Area	0	1,148	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
PRG	Pergola	0	112	0	0.00	0
PTO	Patio	0	488	0	0.00	0
TQS	Three Quarter Story	746	1,148	746	180.54	207,259
UAT	Attic, Unfinished	0	484	48	27.55	13,336
WDK	Wood Deck	0	477	0	0.00	0
Ttl Gross Liv / Lease Area		1,903	5,498	1,951		542,041

