

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MASTRO, VICTOR CARL & JACQUELI MASTRO FAMILY NOMINEE TRUST 76 TROUT BROOK ROAD						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
COTUIT MA 02635					2	RESIDNTL	1010	477,200	477,200	
SUPPLEMENTAL DATA						RES LAND	1010	222,300	222,300	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 3 #DL 2 GIS ID F_943287_2692718				Plan Ref. 272/45 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		699,500	699,500	

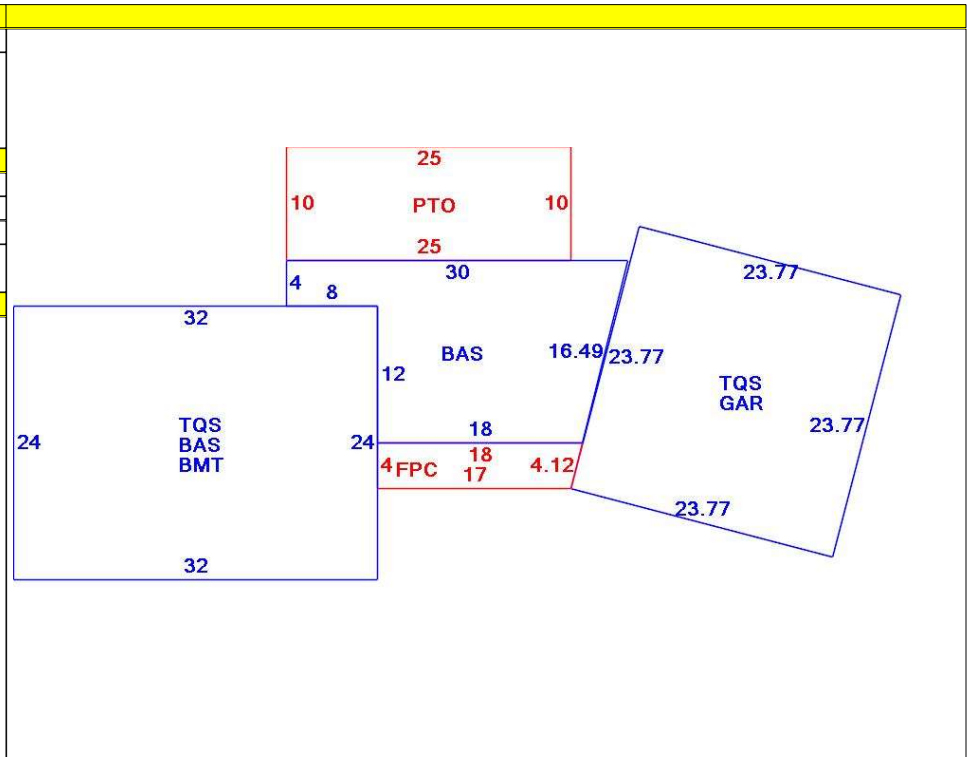
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MASTRO, VICTOR CARL & JACQUELINE		28834	0137	04-30-2015	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
MASTRO, VICTOR C & JACQUELINE R		2693	0197	04-24-1978	U		0		2025	1010	477,200	2024	1010	423,300		
										1010	222,300	2023	1010	202,100		
									Total		699,500	Total		645,600	Total	558,400

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	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name		B	Tracing		Batch										
0107						COTUIT										
NOTES				Appraised Bldg. Value (Card)				429,900								
				Appraised Xf (B) Value (Bldg)				42,300								
				Appraised Ob (B) Value (Bldg)				5,000								
				Appraised Land Value (Bldg)				222,300								
				Special Land Value				0								
				Total Appraised Parcel Value				699,500								
				Valuation Method				C								
				Total Appraised Parcel Value				699,500								

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-22-2	02-24-2022	835	Sid/Wind/Roof/	5,052		100		Replace 2 windows; no structu	01-30-2024	MM	02		03	Cycl Insp Comp	
201001030	03-18-2010	RE	Remodel	35,000	07-12-2010	100	06-30-2011	KIT & BTH REMOD	07-27-2023	EG	03		16	In Office Review	
B28613	10-01-1985	AD	Addition	14,000	05-15-1987	100	06-30-1987	CO ADD'N	05-27-2020	DM			FR	Field Review	
									04-30-2015	AL	03		16	In Office Review	
									10-07-2013	RB	03		03	Cycl Insp Comp	
									12-17-2010	RB	03		02	Bldg Permit Completed	
									07-12-2010	MK	01		52	New Construction	

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	0.520	AC	176,344.00	1.73169	1.0000	5	1.00	0107	1.400		1.0000	427,528.3	222,300
Total Card Land Units					0.52	AC	Parcel Total Land Area					0.52	Total Land Value			222,300	

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	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		537,332			
Year Built		1977			
Effective Year Built		1998			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		20			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		80			
RCNLD		429,900			
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	1996		80		0.00	5,600
SHED	Shed	L	140	18.00	1994		50		0.00	1,300
PAT2	Patio-Good	L	250	9.94	1997		78		0.00	2,000
FOPC	Open Prch-roo	B	70	55.00	1996		80		0.00	2,900
GAR	Attached Gara	B	565	40.00	1996		80		0.00	16,100
BMT	Basement-Unfi	B	768	26.01	1996		80		0.00	17,700
SHED	Shed	L	96	18.00			100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	270.56	303,027
BMT	Basement Area	0	768	0	0.00	0
FPC	Open Porch Conc. Floor	0	70	0	0.00	0
GAR	Attached Garage	0	565	0	0.00	0
PTO	Patio	0	250	0	0.00	0
TQS	Three Quarter Story	866	1,333	866	175.77	234,305
Ttl Gross Liv / Lease Area		1,986	4,106	1,986		537,332

