

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ANGELOU, BARBARA								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
40 PHEASANT HILL CIRCLE								RESIDNTL	1010	578,300	578,300		
COTUIT MA 02635								RES LAND	1010	245,400	245,400		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref. 617/70							
Split Zonin						Land Ct#							
ResExpt Q YES:						Life Estate							
#DL 1 LOT 3						PP STATU							
#DL 2 PHASE II						Assoc Pid#							
GIS ID F_939865_2693408						Total						823,700	823,700

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ANGELOU, BARBARA				32212	0022	06-30-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANGELOU, TRIANTAFILOS & BARBARA				29869	0243	08-18-2016	Q	I	490,000	00	2023	1010	501,500	2022	1010	436,200	2021	1010	351,800
COTUIT EQUITABLE HOUSING LLC				21804	0041	02-26-2007	U	V	1	1V		1010	242,800		1010	155,500		1010	165,200
																		1010	4,400
											Total	744,300	Total	591,700	Total	521,400			

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2021	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0107				COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	514,800		
Appraised Xf (B) Value (Bldg)	59,100		
Appraised Ob (B) Value (Bldg)	4,400		
Appraised Land Value (Bldg)	245,400		
Special Land Value	0		
Total Appraised Parcel Value	823,700		
Valuation Method	C		
Total Appraised Parcel Value	823,700		

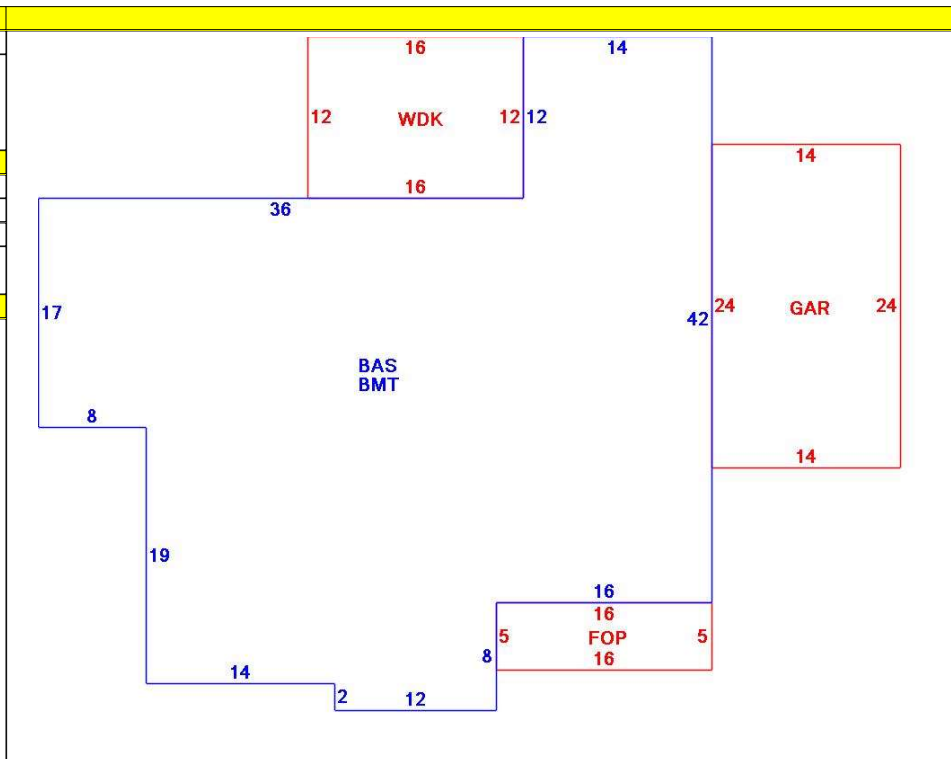
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-1377	05-23-2016	834	Sheet Metal	10,000	06-23-2016	100	06-30-2016	Gas furnace in the basement	08-17-2020	PK	03		16	In Office Review
16-729	04-20-2016	824	New Cons1-2fa	180,000	10-17-2016	100	06-30-2017	TO CONSTRUCT A 3 BEDRO	05-26-2020	DM			FR	Field Review
									12-05-2016	SR	02		02	Bldg Permit Completed
									07-06-2016	SR	01		13	CALL BACK
									02-20-2013	NF	03		16	In Office Review
									10-14-2010	NF	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	0.210	AC	176,344.00	3.89789	1.0000	5	1.00	0108	1.700		1.0000	1,168,525	245,400
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			245,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	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	6				
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	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	536,212
Year Built	2016
Effective Year Built	2014
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	514,800
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
BMT	Basement-Unfi	B	1,744	26.01	2018		96		0.00	38,300
FOP	Open Porch-ro	B	80	55.00	2018		96		0.00	4,600
GAR	Attached Gara	B	336	40.00	2018		96		0.00	13,800
WDC	Wood Decking	L	192	20.00	2016		94		0.00	4,400
FPLG	Gas Fireplace-	B	1	2500.00	2018		96		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,744	1,744	1,744	307.46	536,212
BMT	Basement Area	0	1,744	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDC	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,744	4,096	1,744		536,212

