

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BUTLER, KEVIN P & HICKMAN, KEND							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA	
74 PHEASANT HILL CIRCLE							RESIDNTL	1010	357,100	357,100		
COTUIT MA 02635							RES LAND	1010	243,400	243,400	VISION	
			SUPPLEMENTAL DATA				Total					
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 7 #DL 2 GIS ID F_939998_2693721				Plan Ref. 617/70 Land Ct# #SR Life Estate PP STATU Assoc Pid#				600,500	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)				
BUTLER, KEVIN P & HICKMAN, KENDRA	34534	181	10-01-2021	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed
LAHAM, DANIELLE	31140	0125	03-16-2018	Q	I	425,000	00	2023	1010	320,000	2022	1010	271,500
MURPHY, FRANCIS EDWARD III & SHAR	30732	0170	08-30-2017	U	I	375,000	1A		1010	240,800		1010	154,300
MURPHY, DOUGLAS L & STEPHANIE M	30230	0120	01-12-2017	Q	I	377,000	00					1010	3,800
COTUIT EQUITABLE HOUSING LLC	21804	0041	02-26-2007	U	V	1	1V	Total		560,800	Total		425,800
								Total		398,000	Total		398,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	B
0107		

NOTES		
This signature acknowledges a visit by a Data Collector or Assessor		
APPRAISED VALUE SUMMARY		
Appraised Bldg. Value (Card)		318,100
Appraised Xf (B) Value (Bldg)		35,200
Appraised Ob (B) Value (Bldg)		3,800
Appraised Land Value (Bldg)		243,400
Special Land Value		0
Total Appraised Parcel Value		600,500
Valuation Method		C
Total Appraised Parcel Value		600,500

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
16-3504	12-28-2016	839	Solar Panel-Re	31,000	05-22-2017	0		CANCELLED - Solar PV Install	05-26-2020	DM			FR	Field Review
16-2777	10-04-2016	834	Sheet Metal	5,000	06-30-2017	100	06-30-2017	Gas furnace in the basement	02-24-2017	SR	02		02	Bldg Permit Completed
16-2011	08-02-2016	824	New Cons1-2fa	150,000	02-17-2017	100	06-30-2017	To construct a three bedroom,	06-24-2013	JR	03		16	In Office Review
									02-20-2013	NF	03		16	In Office Review
									10-15-2010	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	0.200	AC	176,344.00	4.05999	1.0000	5	1.00	0108	1.700		1.0000	1,217,126	243,400
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			243,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	3				
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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	331,321
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	318,100
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
WDC	Wood Decking	L	144	20.00	2016		94		0.00	3,800
BMT	Basement-Unfi	B	816	26.01	2018		96		0.00	22,100
GAR	Attached Gara	B	308	40.00	2018		96		0.00	13,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	279.36	227,958
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	58	384	58	42.20	16,203
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	281	432	281	181.71	78,500
UAT	Attic, Unfinished	0	308	31	28.12	8,660
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,155	3,208	1,186		331,321

