

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOWNES, JOHN CHARLES&LEIGH R TOWNES FAMILY LIVING TRUST 150 PHEASANT HILL CIRCLE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
COTUIT MA 02635							RESIDNTL	1010	640,600	640,600	
							RES LAND	1010	253,300	253,300	<b>VISION</b>
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 16 #DL 2 PHASE II GIS ID F_939913_2694510			Plan Ref. 617/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 893,900 893,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOWNES, JOHN CHARLES&LEIGH ROC	31561	0039	09-28-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TOWNES, JOHN C & LEIGH R	30430	0108	04-19-2017	Q	I	570,000	00	2023	1010	556,500	2022	1010	485,100	2021	1010	385,500
COTUIT EQUITABLE HOUSING LLC	21804	0041	02-26-2007	U	V	1	1V		1010	250,500		1010	160,500		1010	170,500
								Total		807,000	Total		645,600	Total		567,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2019	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)		563,300	
														Appraised Xf (B) Value (Bldg)		65,400	
														Appraised Ob (B) Value (Bldg)		11,900	
														Appraised Land Value (Bldg)		253,300	
														Special Land Value		0	
														Total Appraised Parcel Value		893,900	
														Valuation Method		C	
														Total Appraised Parcel Value		893,900	

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
17-2761	08-11-2017	833	Shd-Res-under	0		100		6x8 Shed		05-26-2020	DM			FR	Field Review
16-3706	12-21-2016	834	Sheet Metal	5,000	05-22-2017	100	06-30-2017	New construction duct work		07-25-2018	GC	03		16	In Office Review
16-2884	10-06-2016	824	New Cons1-2fa	220,000	05-22-2017	100	06-30-2017	To construct a 3 bedroom, 2 b		07-05-2017	JR	01		02	Bldg Permit Completed
										07-28-2015	NF	03		16	In Office Review
										09-30-2014	JR	03		16	In Office Review
										10-15-2010	NF	03		16	In Office Review
										04-28-2009	KLP	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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0108	1.700		1.0000	1,013,025	253,300
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			253,300	

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					
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	0				
Total Rooms	5				
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
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		586,721
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		563,300
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	1,772	26.01	2018		96		0.00	38,800
GAR	Attached Gara	B	576	40.00	2018		96		0.00	19,600
FOP	Open Porch-ro	B	80	55.00	2018		96		0.00	4,600
FPLG	Gas Fireplace-	B	1	2500.00	2018		96		0.00	2,400
WDC	Deck comp w	L	224	28.00	2016		94		0.00	6,700
GEN	Emergency Ge	L	1	5550.00	2016		94		0.00	5,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,772	1,772	1,772	301.04	533,438
BMT	Basement Area	0	1,772	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
UAT	Attic, Unfinished	0	1,772	177	30.07	53,284
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,772	6,196	1,949		586,722

