

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA  <b>VISION</b>	
LUCIANI, TAMARA M  172 PHEASANT HILL CIRCLE  COTUIT MA 02635							Description	Code	Assessed	Assessed		RESIDNTL 1010 173,100 RES LAND 1010 121,700
			<b>SUPPLEMENTAL DATA</b>				Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 18 #DL 2 PHASE II GIS ID F_939653_2694510		Plan Ref. 617/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LUCIANI, TAMARA M		29887 0133	08-25-2016	U	I	189,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V	2023	1010	157,000	2022	1010	134,900	2021	1010	114,100
									1010	120,400		1010	77,100		1010	82,000
															1010	3,800
								Total		277,400	Total		212,000	Total		199,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2018	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)	152,400						
										Appraised Xf (B) Value (Bldg)	16,900						
										Appraised Ob (B) Value (Bldg)	3,800						
										Appraised Land Value (Bldg)	121,700						
										Special Land Value	0						
										Total Appraised Parcel Value	294,800						
										Valuation Method	C						
										Total Appraised Parcel Value	294,800						

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	
16-1481	07-08-2016	834	Sheet Metal	10,000	06-30-2017	100	06-30-2017	Gas furnace in the basement	05-26-2020	DM			FR	Field Review	
16-186	03-03-2016	824	New Cons1-2fa	120,000	10-18-2016	100	06-30-2017	TO CONSTRUCT A 3 BED 2	07-25-2017	GC	03		16	In Office Review	
									12-06-2016	SR	02		02	Bldg Permit Completed	
									07-07-2016	SR	01		13	CALL BACK	
									09-30-2014	JR	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	0.200	AC	176,344.00	4.05999	1.0000	5	0.50	0108	1.700	AFFORDABLE		1.0000	608,563.1	121,700
					Total Card Land Units	0.20	AC	Parcel Total Land Area					0.20				Total Land Value	121,700

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	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		Ownr 0.0
			B	S
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	H
Condition %	50
Percent Good	46
RCNLD	152,400
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	816	26.01	2018		46		0.00	10,600
GAR	Attached Gara	B	308	40.00	2018		46		0.00	6,300
WDC	Wood Decking	L	144	20.00	2016		94		0.00	3,800

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
WDC	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,155	3,208	1,186		331,321

