

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WAWLAGALA, CRISHANTHA T & ARU						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
328 PHEASANT HILL CIRCLE						RESIDNTL	1010	171,000	171,000	
COTUIT MA 02635						RES LAND	1010	127,700	127,700	
SUPPLEMENTAL DATA						Total		298,700	298,700	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 37 #DL 2 PHASE I GIS ID F_938518_2693665				Plan Ref. 617/73 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)								
WAWLAGALA, CRISHANTHA T & ARUNI		23777 0068	06-05-2009	U	I	160,000	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	152,900	2022	1010	133,200	2021	1010	113,700
									1010	126,400		1010	81,000		1010	86,000
								Total		279,300	Total		214,200	Total		203,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2015	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) 142,500												
				Appraised Xf (B) Value (Bldg) 24,400												
				Appraised Ob (B) Value (Bldg) 4,100												
				Appraised Land Value (Bldg) 127,700												
				Special Land Value 0												
				Total Appraised Parcel Value 298,700												
				Valuation Method C												
				Total Appraised Parcel Value 298,700												

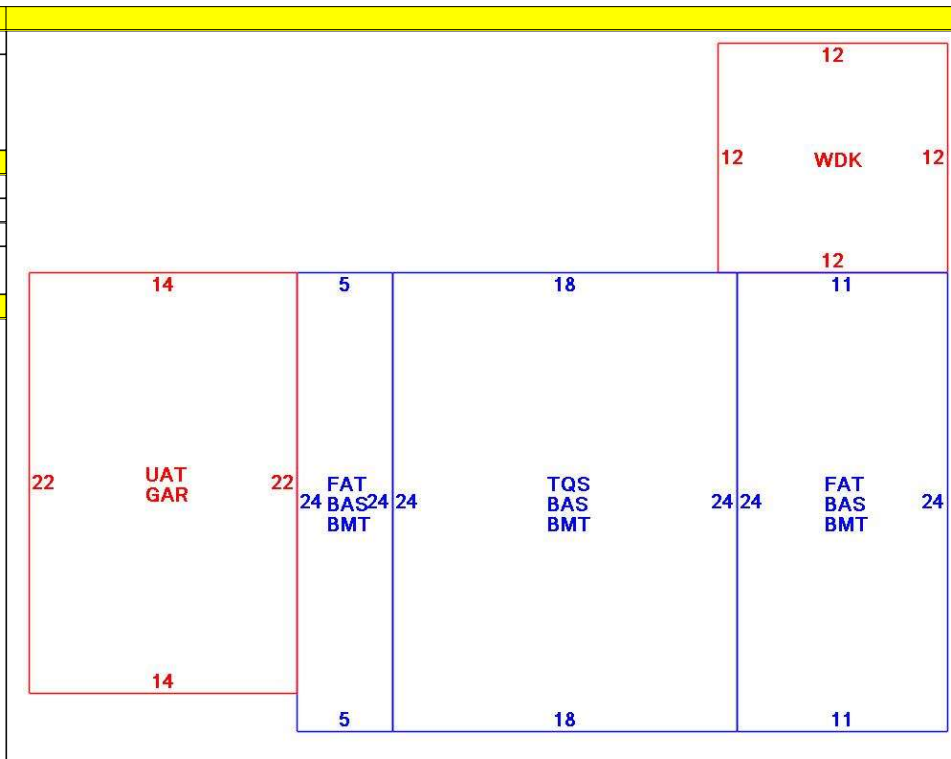
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201500154	02-02-2015	FB	Finish Basemen	12,000	04-13-2015	100	06-30-2015	FINISH BASEMENT FOR LAU	05-26-2020	DM			FR	Field Review	
200804729	09-15-2008	DW	Dwelling	158,000	11-14-2008	100	06-30-2009	NEW DWELLING	07-27-2015	SR	02		02	Bldg Permit Completed	
									06-09-2015	NF	03		16	In Office Review	
									04-15-2015	SR	01		13	CALL BACK	
									07-23-2014	TW	03		16	In Office Review	
									03-20-2014	TR	22		22	Change of Address	
									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	0.290 AC	176,344.00	2.93869	1.0000	5	0.50	0108	1.700	AFFORDABLE		1.0000	440,489.6	
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value				127,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 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	11	Ceram Clay Til			
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	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	331,321
Year Built	2008
Effective Year Built	2010
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	H
Condition %	50
Percent Good	43
RCNLD	142,500
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
GAR	Attached Gara	B	308	40.00	2012		43		0.00	5,800
BMT	Basement-Unfi	B	816	26.01	2012		43		0.00	9,900
BFA1	Bsmt Fin-Goo	B	624	32.56	2012		43		0.00	8,700
WDC	Wood Decking	L	144	20.00	2012		86		0.00	3,500
PAT2	Patio-Good	L	49	9.94	2012		93		0.00	600

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

