

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THOMAS, CONNOR J & LINDA L & SC							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
276 PHEASANT HILL CIRCLE							RESIDNTL	1010	512,800	512,800	
COTUIT MA 02635							RES LAND	1010	249,300	249,300	
SUPPLEMENTAL DATA							Total		762,100	762,100	<b>VISION</b>
Alt Prcl ID	Split Zonin		Plan Ref. 617/73		Land Ct#						
BID Parcel	ResExpt Q		NO APP:		Life Estate		PP STATU				
#DL 1	#DL 2		LOT 31		PHASE I		Assoc Pid#				
GIS ID F_938687_2694167											

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOUCHER, KRISTEN COLLIS			35674	300	03-10-2023	Q	I	829,000	00	Year	Code	Assessed	Year	Code	Assessed			
THOMAS, SCOTT R & LINDA L			35602	132	01-20-2023	U	I	1	1F	2023	1010	445,700	2022	1010	384,400			
THOMAS, CONNOR J & LINDA L & SCOT			33346	0203	10-09-2020	Q	I	585,000	00		1010	246,700		1010	158,000			
HARRIES, THOMAS J & LANA B			28322	0211	08-14-2014	Q	I	394,000	00					1010	3,700			
FORBES, JOHN D & ANDREA Z			24207	0313	12-02-2009	Q	I	379,000	00	Total		692,400	Total		542,400	Total		483,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			451,500
Appraised Xf (B) Value (Bldg)			57,600
Appraised Ob (B) Value (Bldg)			3,700
Appraised Land Value (Bldg)			249,300
Special Land Value			0
Total Appraised Parcel Value			762,100
Valuation Method			C
Total Appraised Parcel Value			762,100

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
200902730	07-02-2009	DW	Dwelling	214,000	12-10-2009	100	06-30-2010	3BD 2BTH 2CAR ATT	05-26-2020	DM			FR	Field Review
									05-12-2020	SR	01		03	Cycl Insp Comp
									07-28-2015	GC	03		16	In Office Review
									11-24-2014	AL	22		22	Change of Address
									05-12-2010	NF	03		02	Bldg Permit Completed
									12-10-2009	MK	01		52	New Construction
									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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0108	1.700		1.0000	1,084,021	249,300
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			249,300	

