

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GALVIN, TIMOTHY W						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
254 PHEASANT HILL CIRCLE						RESIDENTL	1010	581,000	581,000	
COTUIT MA 02635						RES LAND	1010	257,200	257,200	VISION
SUPPLEMENTAL DATA						Total 838,200 838,200				
Alt Prcl ID		Split Zonin		Plan Ref. 617/73						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1 LOT 28		#DL 2 PHASE 1		Life Estate						
GIS ID F_938775_2694418		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GALVIN, TIMOTHY W		23993 0096	08-27-2009	Q	V	414,000	00	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V	2023	1010	516,600	2022	1010	440,400
									1010	254,400	2021	1010	173,200
												1010	6,900
								Total		771,000	Total		603,400
								Total			Total		554,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2011	5C	RESIDENTIAL EXEMPTION	0.00																		
			Total										0.00			APPRAISED VALUE SUMMARY					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES											
<p>Appraised Bldg. Value (Card) 508,800</p> <p>Appraised Xf (B) Value (Bldg) 65,300</p> <p>Appraised Ob (B) Value (Bldg) 6,900</p> <p>Appraised Land Value (Bldg) 257,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 838,200</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 838,200</p>											

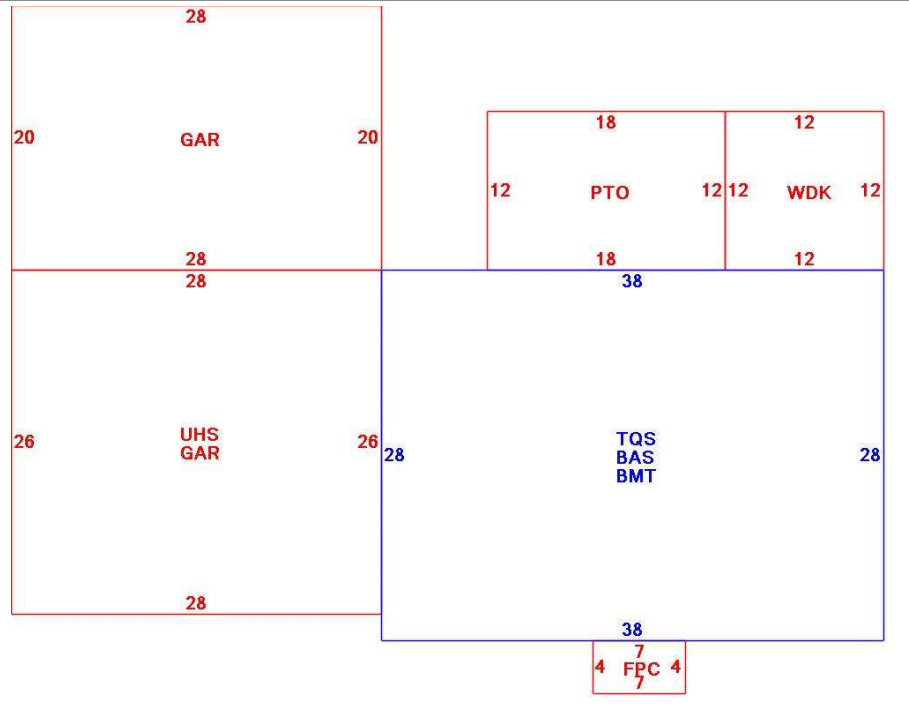
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201001855	04-22-2010	OB	Out Building	0	05-18-2010	100	06-30-2010	10 X 12 SHED	05-26-2020	DM			FR	Field Review
200901503	04-27-2009	DW	Dwelling	235,000	06-25-2009	100	06-30-2009	3BD 2BTH 2CAR ATT OVERS	03-01-2017	JR	01		15	Abatement Review
									05-19-2016	JR	03		16	In Office Review
									08-21-2014	JR	03		16	In Office Review
									12-30-2010	NF	03		16	In Office Review
									06-11-2010	NF	03		02	Bldg Permit Completed
									05-18-2010	MK	02		52	New Construction

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	0.320 AC	176,344.00	2.68059	1.0000	5	1.00	0108	1.700		1.0000	803,599.6	257,200
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value			257,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	25	Vinyl Siding			
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		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		547,128
Year Built		2008
Effective Year Built		2010
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		7
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		93
RCNLD		508,800
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 Deck w/	L	144	18.00	2010		82		0.00	3,000
FPLG	Gas Fireplace-	B	1	2500.00	2012		93		0.00	2,300
PAT2	Patio-Good	L	216	9.94	2010		91		0.00	2,100
FOPC	Open Prch-roo	B	28	55.00	2012		93		0.00	1,700
GAR	Attached Gara	B	1,288	40.00	2012		93		0.00	35,600
BMT	Basement-Unfi	B	1,064	26.01	2012		93		0.00	25,700
SHED	Shed	L	120	18.00	2010		82		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	277.17	294,906
BMT	Basement Area	0	1,064	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
GAR	Attached Garage	0	1,288	0	0.00	0
PTO	Patio	0	216	0	0.00	0
TQS	Three Quarter Story	692	1,064	692	180.26	191,800
UHS	Half Story, Unfinished	0	728	218	83.00	60,422
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,756	5,596	1,974		547,128

