

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARKER, JOHN H & DOROTHY						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
240 PHEASANT HILL CIRCLE						RESIDNTL	1010	564,500	564,500	
COTUIT MA 02635						RES LAND	1010	245,400	245,400	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 26 #DL 2 PHASE I GIS ID F_938956_2694458				Plan Ref. 617/73 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 809,900 809,900				

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARKER, JOHN H & DOROTHY		27109 0202	02-05-2013	Q	I	373,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PLEASANTWOOD HOMES LLC		24968 0272	11-03-2010	U	V	100,000	1B	2023	1010	492,400	2022	1010	426,600	2021	1010	343,000
NORTHERN SEALCOATING & PAVING IN		23992 0141	08-27-2009	U	V	140,000	1B		1010	242,800		1010	155,500		1010	165,200
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V	Total 735,200					Total 582,100	Total 513,900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2016	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) 485,800										
				Appraised Xf (B) Value (Bldg) 73,000										
				Appraised Ob (B) Value (Bldg) 5,700										
				Appraised Land Value (Bldg) 245,400										
				Special Land Value 0										
				Total Appraised Parcel Value 809,900										
				Valuation Method C										
				Total Appraised Parcel Value 809,900										

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
201305395	08-14-2013	FB	Finish Basemen	3,000	04-13-2015	100	06-30-2015	FIN BMT TO UTILITY RM STO	05-26-2020	DM			FR	Field Review
201100128	01-28-2011	DW	Dwelling	180,000	11-03-2011	100	06-30-2012	NW DW 3 BDRM, 2 BTH W AT	07-20-2015	TR	03		16	In Office Review
									04-15-2015	SR	02		02	Bldg Permit Completed
									04-09-2015	NF	03		16	In Office Review
									11-13-2014	MW	01		13	CALL BACK
									07-17-2014	GC	03		16	In Office Review
									10-02-2013	MW	01		13	CALL BACK

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	0.210 AC	176,344.00	3.89789	1.0000	5	1.00	0108	1.700		1.0000	1,168,525	245,400
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			245,400

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	06	Cust Wd Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
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	1				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Modernized			
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			Building Value New		516,797
			Year Built		2011
			Effective Year Built		2011
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		6
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		94
			RCNLD		485,800
			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
FPLG	Gas Fireplace-	B	1	2500.00	2013		94		0.00	2,400
FOP	Open Porch-ro	B	33	55.00	2013		94		0.00	2,400
GAR	Attached Gara	B	308	40.00	2013		94		0.00	12,800
BMT	Basement-Unfi	B	1,663	26.01	2013		94		0.00	36,000
WDC	Wood Decking	L	348	20.00	2011		84		0.00	5,700
BFA	Bsmt Fin-Avg	B	1,187	17.36	2013		94		0.00	19,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,663	1,663	1,663	310.23	515,917
BMT	Basement Area	0	1,663	0	0.00	0
FOP	Open Porch	0	33	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDC	Wood Deck	0	348	0	0.00	0
Ttl Gross Liv / Lease Area		1,663	4,015	1,663		515,917

