

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARNEY, CINDIE R						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
341 PHEASANT HILL CIRCLE						RESIDENTL	1010	175,700	175,700	
COTUIT MA 02635						RES LAND	1010	125,600	125,600	
SUPPLEMENTAL DATA						Total		301,300	301,300	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 49 #DL 2 PHASE I GIS ID F_938727_2693599				Plan Ref. 617/74 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)									
CARNEY, CINDIE R		24158	0295	11-12-2009	U	V	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	159,500	2022	1010	134,000	2021	1010	113,500
										1010	124,300		1010	79,600		1010	84,600
																1010	3,300
									Total		283,800	Total		213,600	Total		201,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2012	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)										156,700							
Appraised Xf (B) Value (Bldg)										15,700							
Appraised Ob (B) Value (Bldg)										3,300							
Appraised Land Value (Bldg)										125,600							
Special Land Value										0							
Total Appraised Parcel Value										301,300							
Valuation Method										C							
Total Appraised Parcel Value										301,300							

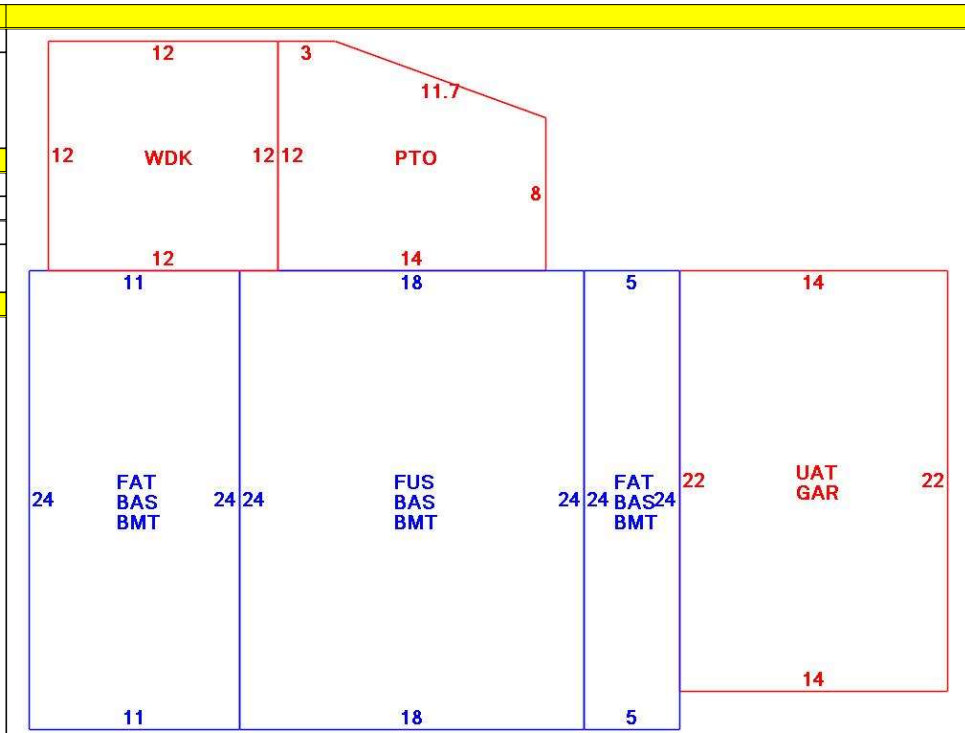
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
19-1734	06-05-2019	804	Addn Alt-Res	28,333	10-01-2019	100	06-30-2019	Add dormer to front of house f	05-26-2020	DM			FR	Field Review	
201004046	08-13-2010	OB	Out Building		12-10-2009	100	06-30-2010	8.5X12 SHED	10-09-2019	SR	01		02	Bldg Permit Completed	
200902907	07-07-2009	DW	Dwelling	142,000	12-10-2009	100	06-30-2010	AFFORD 3BD 2BTH ATT 1CA	08-17-2015	TP	03		16	In Office Review	
									10-21-2010	NF	03		16	In Office Review	
									10-15-2010	NF	03		16	In Office Review	
									10-14-2010	NF	03		16	In Office Review	
									01-13-2010	NF	03		02	Bldg Permit Completed	

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	0.240	AC	176,344.00	3.49265	1.0000	5	0.50	0108	1.700	AFFORDABLE		1.0000	523,530.0	125,600
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value				125,600	

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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
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
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	364,506
Year Built	2009
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	156,700
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 Decking	L	144	20.00	2010		82		0.00	3,300
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	272.63	222,466
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	58	384	58	41.18	15,813
FUS	Upper Story	432	432	432	272.63	117,776
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	146	0	0.00	0
UAT	Attic, Unfinished	0	308	31	27.44	8,452
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,306	3,354	1,337		364,507



10.1.2019