

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SPIRITO, NICHOLAS & LYNNE C						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
311 PHEASANT HILL CIRCLE						RESIDNTL	1010	606,700	606,700	
COTUIT MA 02635						RES LAND	1010	247,400	247,400	
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 51 #DL 2 PHASE I GIS ID F_938716_2693788				Plan Ref. 617/74 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 854,100 854,100				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPIRITO, NICHOLAS & LYNNE C		34657 071	11-12-2021	Q	I	755,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANNUNCIATA, CHARLES R & JOYCE B T		31537 0106	09-19-2018	U	I	1	1F	2023	1010	525,700	2022	1010	435,700	2021	1010	339,100
ANNUNCIATA, CHARLES R & JOYCE B		24641 0301	06-25-2010	Q	I	422,023	00		1010	244,700		1010	156,800		1010	166,600
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V	Total		770,400	Total		592,500	Total		520,500

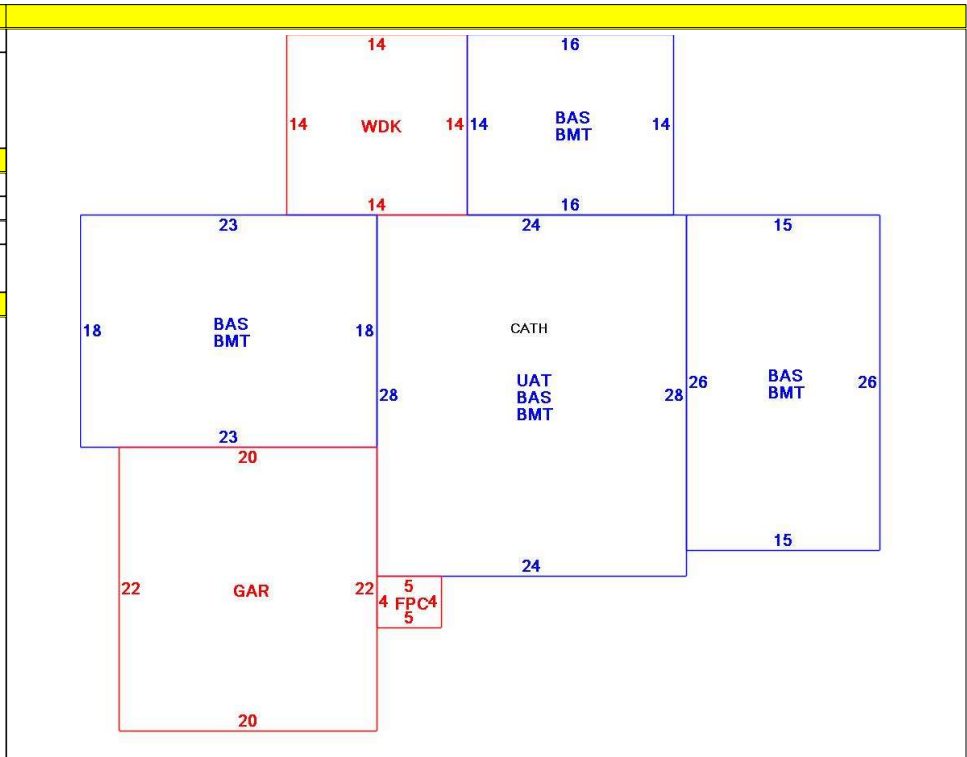
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2023	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0107			COTUIT											
NOTES				Appraised Bldg. Value (Card) 509,400										
				Appraised Xf (B) Value (Bldg) 82,500										
				Appraised Ob (B) Value (Bldg) 14,800										
				Appraised Land Value (Bldg) 247,400										
				Special Land Value 0										
				Total Appraised Parcel Value 854,100										
				Valuation Method C										
				Total Appraised Parcel Value 854,100										

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
EXPR-22-1	02-11-2022	835	Sid/Wind/Roof/	2,515	06-30-2022	100	06-30-2022	Weatherization, Insulation and	07-14-2022	JO			16	In Office Review
BLDR-21-97	08-16-2021	880	Alt-Int work-Res	10,000	12-31-2021	100	12-31-2021	Finished basement needs to b	12-21-2021	BM	03		16	In Office Review
201000591	02-18-2010	DW	Dwelling	222,000	06-23-2010	100	06-30-2010	3BD 2BTH RANCH W ATT 2C	05-26-2020	DM			FR	Field Review
									05-12-2020	SR	02		03	Cycl Insp Comp
									02-10-2020	TR	03		16	In Office Review
									08-17-2015	TP	03		16	In Office Review
									07-20-2015	TR	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	0.220 AC	176,344.00	3.75053	1.0000	5	1.00	0108	1.700		1.0000	1,124,351	247,400
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			247,400

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					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5				
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
Parcel Id			C		Owne 0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			541,923		
Year Built			2010		
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			509,400		
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
WDC	Wood Decking	L	196	20.00	2011		84		0.00	3,900
PAT2	Patio-Good	L	240	9.94	2011		92		0.00	2,300
FOPC	Open Prch-roo	B	20	55.00	2013		94		0.00	1,400
GAR	Attached Gara	B	440	40.00	2013		94		0.00	16,000
BMT	Basement-Unfi	B	1,700	26.01	2013		94		0.00	36,700
FPIT	Fire Pit	L	1	3010.00	2019		100	C	1.00	3,000
GEN	Emergency Ge	L	1	5550.00	2019		100		0.00	5,600
BFA1	Bsmt Fin-Goo	B	850	32.56			94		0.00	26,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,700	1,700	1,700	306.69	521,375
BMT	Basement Area	0	1,700	0	0.00	0
FPC	Open Porch Conc. Floor	0	20	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
UAT	Attic, Unfinished	0	672	67	30.58	20,548
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,700	4,728	1,767		541,923

