

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TROVATO, MICHAEL R & SANDRA K								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
295 PHEASANT HILL CIRCLE								RESIDNTL	1010	392,200	392,200	
COTUIT MA 02635								RES LAND	1010	243,400	243,400	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref. 617/73								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q				Life Estate								
#DL 1 LOT 53				PP STATU								
#DL 2 PHASE I				Assoc Pid#								
GIS ID F_938770_2693949												
									Total	635,600	635,600	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TROVATO, MICHAEL R & SANDRA K				34617	250	10-29-2021	Q	I	660,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FOURNIER, RYAN E & JENNIFER L				27103	0202	02-04-2013	Q	V	315,000	00	2023	1010	346,000	2022	1010	290,300	2021	1010	246,700
COTUIT EQUITABLE HOUSING LLC				21804	0041	02-26-2007	U	V	1	1V		1010	240,800		1010	154,300		1010	163,900
											Total	586,800	Total	444,600	Total	414,100			

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0108			COTUIT								
NOTES											
										Appraised Bldg. Value (Card)	349,600
										Appraised Xf (B) Value (Bldg)	37,100
										Appraised Ob (B) Value (Bldg)	5,500
										Appraised Land Value (Bldg)	243,400
										Special Land Value	0
										Total Appraised Parcel Value	635,600
										Valuation Method	C
										Total Appraised Parcel Value	635,600

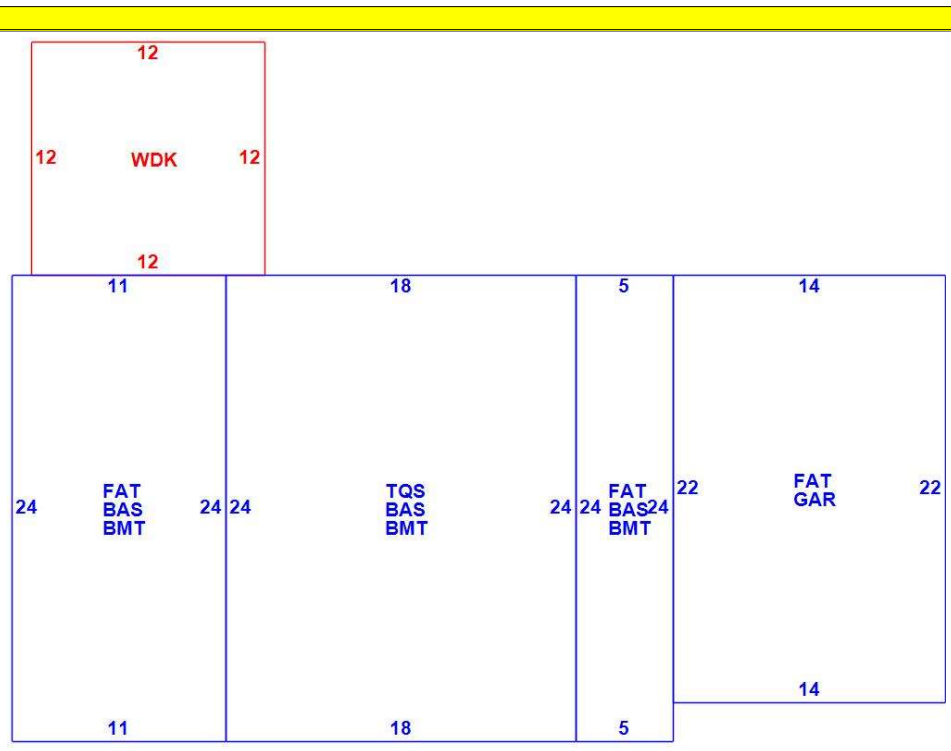
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201300255	01-23-2013	OT	Other	10,000	05-22-2013	100	06-30-2013	FIN RM OVR GAR	07-19-2023	WT	01		03	Cycl Insp Comp
201206023	10-02-2012	DW	Dwelling	200,000	05-22-2013	100	06-30-2013	NW DW 3 BDRM 2 BTH W AT	12-21-2021	BM	03		16	In Office Review
									05-26-2020	DM			FR	Field Review
									05-19-2016	JR	03		16	In Office Review
									03-27-2014	JR	03		16	In Office Review
									05-29-2013	RB	03		02	Bldg Permit Completed
									03-18-2013	RB	03		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	0.200	AC	176,344.00	4.05999	1.0000	5	1.00	0108	1.700		1.0000	1,217,126	243,400	
					Total Card Land Units	0.20	AC	Parcel Total Land Area					0.20				Total Land Value	243,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	12	Hardwood			
Interior Floor 2	14	Carpet			
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	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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	368,045
Year Built	2012
Effective Year Built	2012
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	349,600
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	2014		95		0.00	2,400
WDC	Deck comp w	L	144	28.00	2012		86		0.00	4,900
GAR	Attached Gara	B	308	40.00	2014		95		0.00	12,900
BMT	Basement-Unfi	B	816	26.01	2014		95		0.00	21,800
SHED	Shed	L	36	18.00	2020		100		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	306.45	250,062
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	104	692	104	46.06	31,871
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	281	432	281	199.33	86,112
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,201	3,208	1,201		368,045

