

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CASAVANT, NINA E						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
277 PHEASANT HILL CIRCLE						RESIDENTL	1010	446,000	446,000	
COTUIT MA 02635						RES LAND	1010	243,400	243,400	
SUPPLEMENTAL DATA						Total		689,400	689,400	VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 55 #DL 2 PHASE I GIS ID F_938826_2694110				Plan Ref. 617/73 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)								
CASAVANT, NINA E		32192 0335	07-31-2019	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NIEDZWECKI, JUDITH A		28093 0006	04-17-2014	Q	I	417,500	00	2023	1010	395,300	2022	1010	331,500	2021	1010	284,200
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V		1010	240,800		1010	154,300		1010	163,900
								Total		636,100	Total		485,800	Total		452,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2021	N5C	NO 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)	400,800									
				Appraised Xf (B) Value (Bldg)	41,200									
				Appraised Ob (B) Value (Bldg)	4,000									
				Appraised Land Value (Bldg)	243,400									
				Special Land Value	0									
				Total Appraised Parcel Value	689,400									
				Valuation Method	C									
				Total Appraised Parcel Value	689,400									

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	
201507640	11-18-2015	PV	Solar PV Syste	35,100	04-14-2016	100	06-30-2016	INSTALLATION OF ROOF MO	05-26-2020	DM			FR	Field Review	
201308717	12-09-2013	DW	Dwelling	165,000	04-24-2014	100	06-30-2014	NW DW 3BDRM 2BTH W ATT	02-19-2020	SAF			20	Sale Review	
									04-20-2016	SR	02		02	Bldg Permit Completed	
									04-28-2014	MW	02		02	Bldg Permit Completed	
									04-28-2009	KLP	03		16	In Office Review	
									10-14-2008	NF	03		16	In Office Review	
									01-11-2008	DR	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	0.200 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	1.75	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	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	7				
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	421,861
Year Built	2013
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	400,800
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	224	18.00	2013		88		0.00	4,000
BMT	Basement-Unfi	B	1,040	26.01	2015		95		0.00	25,900
GAR	Attached Gara	B	308	40.00	2015		95		0.00	12,900
FPLG	Gas Fireplace-	B	1	2500.00	2015		95		0.00	2,400
SOL1	Solar PV Pane	B	24	860.00	2015		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	296.04	307,885
BMT	Basement Area	0	1,040	0	0.00	0
FAT	Attic, Finished	104	692	104	44.49	30,788
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	281	432	281	192.57	83,188
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,425	3,736	1,425		421,861

