

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRASER, MARGARET L & RICHARD J						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
219 PHEASANT HILL ROAD						RESIDENTL	1010	533,100	533,100	
COTUIT MA 02635						RES LAND	1010	257,700	257,700	
SUPPLEMENTAL DATA										
Alt Prcl ID					Plan Ref. 617/72					
Split Zonin					Land Ct#					
BID Parcel					#SR					
ResExpt Q YES:					Life Estate					
#DL 1 LOT 74					PP STATU					
#DL 2 PHASE 1					Assoc Pid#					
GIS ID F_939177_2694322							Total		790,800	790,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRASER, MARGARET L & RICHARD J	33818	81	02-22-2021	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRASER, RICHARD J & MARGARET L TR	26468	0327	07-02-2012	U	V	1	1F	2023	1010	459,300	2022	1010	401,200	2021	1010	325,900
FRASER, RICHARD J & MARGARET L	23618	0249	04-16-2009	Q	V	389,000	00		1010	255,000		1010	163,300		1010	173,500
COTUIT EQUITABLE HOUSING LLC	21804	0041	02-26-2007	U	V	1	1V								1010	4,100
Total								714,300		Total		564,500		Total		503,500

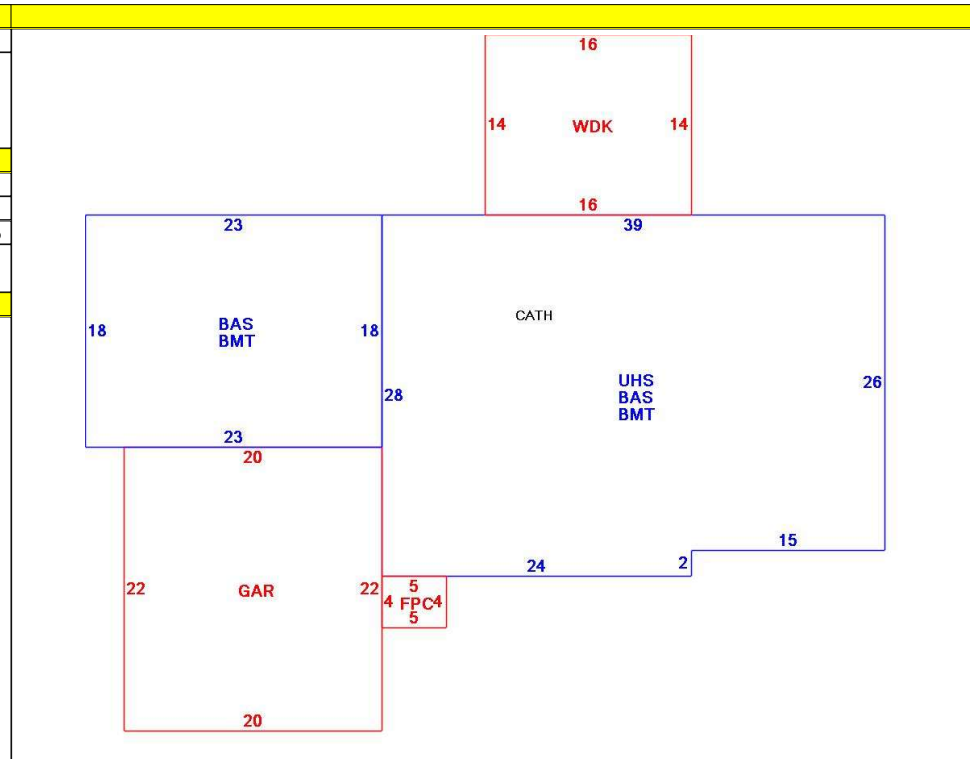
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2023	5C	RESIDENTIAL EXEMPTION	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch											
0107				COTUIT													
NOTES																	
Total Appraised Parcel Value								790,800									

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
201300704	02-12-2013	FB	Finish Basemen	5,000	06-30-2013	100	06-30-2013	BMT FAM RM 432SF	07-19-2023	WT	01	1	03	Cycl Insp Comp
201201527	04-09-2012	FB	Finish Basemen	500	01-14-2013	100	06-30-2013	FIN BMT-HOBBY & SEWING	07-28-2022	EG	03		16	In Office Review
200806677	12-12-2008	DW	Dwelling	215,000	06-25-2009	100	06-30-2009	NW DW	05-26-2020	DM			FR	Field Review
									02-20-2013	RB	03		01	Meas/Est
									08-21-2009	TP	03		52	New Construction
									10-14-2008	NF	03		16	In Office Review
									01-14-2008	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	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0108	1.700		1.0000	780,939.4	257,700
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value			257,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
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	02	Minimum/Plywd			
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	5	5 Rooms			
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			COST / MARKET VALUATION		
Parcel Id		C		Ownr	0.0
Adjust Type		Code		Description	Factor%
Condo Flr					
Condo Unit					
Building Value New			498,938		
Year Built			2008		
Effective Year Built			2010		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			7		
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			93		
RCNLD			464,000		
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	224	20.00	2010		82		0.00	4,100
FPLG	Gas Fireplace	B	1	2500.00	2012		93		0.00	2,300
FOPC	Open Prch-roo	B	20	55.00	2012		93		0.00	1,400
GAR	Attached Gara	B	440	40.00	2012		93		0.00	15,900
BMT	Basement-Unfi	B	1,476	26.01	2012		93		0.00	32,600
BFA	Bsmt Fin-Avg	B	790	17.36	2012		93		0.00	12,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,476	1,476	1,476	277.96	410,269
BMT	Basement Area	0	1,476	0	0.00	0
FPC	Open Porch Conc. Floor	0	20	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
UHS	Half Story, Unfinished	0	1,062	319	83.49	88,669
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,476	4,698	1,795		498,938

