

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOHNSON, KENNETH E & ROSE MA THE KENNETH & ROSE JOHNSON T 199 PHEASANT HILL CIRCLE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
							RESIDENTL	1010	582,000	582,000	
COTUIT MA 02635			SUPPLEMENTAL DATA				RES LAND	1010	254,400	254,400	VISION
			Alt Prcl ID	Split Zonin		Plan Ref.	617/72				
			BID Parcel	#SR		Land Ct#					
			ResExpt Q	Life Estate		#SR					
			#DL 1	LOT 76		Life Estate					
			#DL 2	PHASE II		PP STATU					
			GIS ID	F_939365_2694274		Assoc Pid#					
							Total		836,400	836,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
JOHNSON, KENNETH E & ROSE MARIE		30734	0170	08-30-2017	Q	I	605,000	00	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC		21804	0041	02-26-2007	U	V	1	1V	2023	1010	512,100	2022	1010	452,400
										1010	251,700		1010	161,200
												2021	1010	367,900
													1010	171,300
													1010	11,600
									Total		763,800	Total		613,600
									Total			Total		550,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								472,400	
Appraised Xf (B) Value (Bldg)								98,000	
Appraised Ob (B) Value (Bldg)								11,600	
Appraised Land Value (Bldg)								254,400	
Special Land Value								0	
Total Appraised Parcel Value								836,400	
Valuation Method								C	
Total Appraised Parcel Value								836,400	

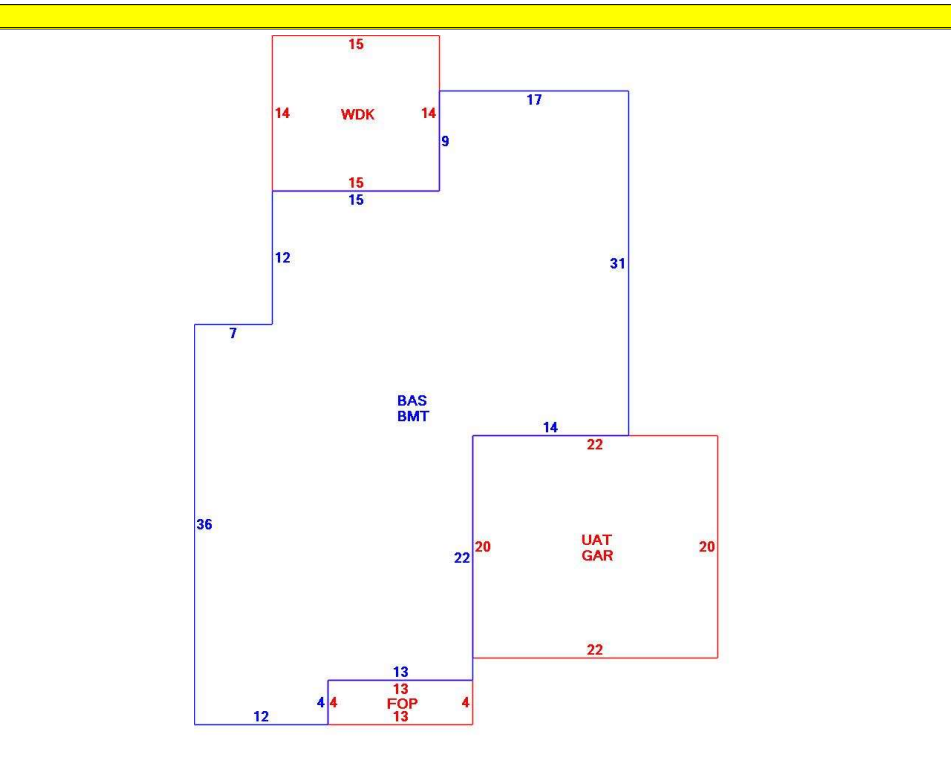
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-27	02-13-2023	839	Solar Panel-Re	46,000	04-14-2023	100	04-14-2023	COMPLETED 4/14/2023 Instal	05-09-2023	JO	03		02	Bldg Permit Completed
17-1745	07-18-2017	834	Sheet Metal	5,000	10-16-2017	100	10-16-2017	New construction duct work	05-26-2020	DM			FR	Field Review
16-3502	12-07-2016	824	New Cons1-2fa	220,000	05-22-2017	100	06-30-2017	TO CONSTRUCT A 3 BEDRO	01-08-2018	RB	02		02	Bldg Permit Completed
									06-15-2017	SR	02		13	CALL BACK
									02-23-2017	SR	01		13	CALL BACK
									09-30-2014	JR	03		16	In Office Review
									04-28-2009	KLP	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	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0108	1.700		1.0000	942,117.8	254,400
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			254,400	

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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	3				
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	30	3 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	492,123
Year Built	2016
Effective Year Built	2014
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	472,400
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
BMT	Basement-Unfi	B	1,525	26.01	2018		96		0.00	34,400
WDC	Deck comp w	L	210	28.00	2016		94		0.00	6,400
GAR	Attached Gara	B	440	40.00	2018		96		0.00	16,400
GEN	Emergency Ge	L	1	5550.00	2016		94		0.00	5,200
FOP	Open Porch-ro	B	52	55.00	2018		96		0.00	3,300
BFA1	Bsmt Fin-Goo	B	1,327	32.56	2018		96		0.00	41,500
FPLG	Gas Fireplace-	B	1	2500.00	2018		96		0.00	2,400
SOL1	Solar PV Pane	B	24	860.00	2023		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,525	1,525	1,525	313.65	478,322
BMT	Basement Area	0	1,525	0	0.00	0
FOP	Open Porch	0	52	0	0.00	0
GAR	Attached Garage	0	440	0	0.00	0
UAT	Attic, Unfinished	0	440	44	31.37	13,801
WDK	Wood Deck	0	210	0	0.00	0
Ttl Gross Liv / Lease Area		1,525	4,192	1,569		492,123

