

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANDERSON, STEVEN & VIRGINIA R						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
197 PHEASANT HILL CIRCLE						RESIDENTL	1010	582,700	582,700	
COTUIT MA 02635						RES LAND	1010	258,300	258,300	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 77 #DL 2 PHASE II GIS ID F_939429_2694196				Plan Ref. 617/72 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)									
ANDERSON, STEVEN & VIRGINIA R		28374	0235	09-10-2014	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC		21804	0041	02-26-2007	U	V	1	1V	2023	1010	501,700	2022	1010	437,800	2021	1010	359,100
										1010	255,500		1010	163,700		1010	173,900
																1010	4,200
									Total		757,200	Total		601,500	Total		537,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2016	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)		69,100	
														Appraised Ob (B) Value (Bldg)		4,200	
														Appraised Land Value (Bldg)		258,300	
														Special Land Value		0	
														Total Appraised Parcel Value		841,000	
														Valuation Method		C	
														Total Appraised Parcel Value		841,000	

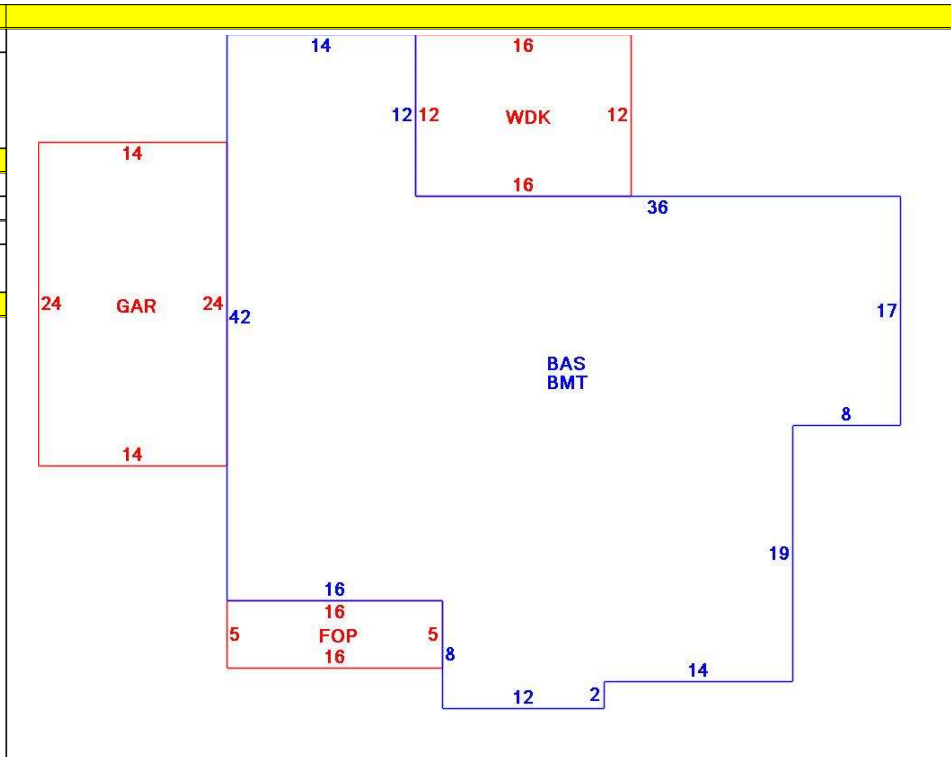
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-348	03-14-2016	804	Addn Alt-Res	12,500	06-24-2016	100	06-30-2016	finish part of basement approxi	05-26-2020	DM			FR	Field Review
201406025	10-08-2014	PV	Solar PV Syste	23,571	12-17-2014	100	06-30-2015	INSTALL 18 ROOF MOUNTE	07-26-2016	JR	03		02	Bldg Permit Completed
201401599	03-27-2014	DW	Dwelling	160,000	09-10-2014	100	06-30-2015	NW DW 3BDRMS 2 BTHS W	07-06-2016	SR	02		13	CALL BACK
									05-19-2016	JR	03		20	Sale Review
									08-25-2015	GC	03		16	In Office Review
									08-24-2015	JR	03		20	Sale Review
									02-09-2015	MW	02		02	Bldg Permit Completed

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	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0108	1.700		1.0000	759,601.7
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			258,300

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	11	Clapboard			
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	11	Ceram Clay Til			
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				
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	
Adjust Type	Code	Description	Factor%	
Condo Flr	Condo Unit			

COST / MARKET VALUATION	
Building Value New	536,212
Year Built	2014
Effective Year Built	2013
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
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
BMT	Basement-Unfi	B	1,744	26.01	2016		95		0.00	37,900
GAR	Attached Gara	B	336	40.00	2016		95		0.00	13,700
FOP	Open Porch-ro	B	80	55.00	2016		95		0.00	4,500
WDC	Wood Decking	L	192	20.00	2014		90		0.00	4,200
SOL1	Solar PV Pane	B	18	860.00	2016		0		0.00	0
BFA1	Bsmnt Fin-Goo	B	420	32.56	2016		95		0.00	13,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,744	1,744	1,744	307.46	536,212
BMT	Basement Area	0	1,744	0	0.00	0
FOP	Open Porch	0	80	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDC	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,744	4,096	1,744		536,212

