

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BAIRD, COLIN A & WENDY J								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
187 PHEASANT HILL CIRCLE								RESIDNTL	1010	584,100	584,100	
COTUIT MA 02635								RES LAND	1010	256,600	256,600	<b>VISION</b>
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 78 #DL 2 PHASE II GIS ID F_939492_2694340						Plan Ref. 617/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		840,700	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BAIRD, COLIN A & WENDY J				30166	0117	12-15-2016	Q	I	533,000	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	507,300	2022	1010	442,100	2021	1010	357,700
												1010	253,900		1010	162,600		1010	172,800
																		1010	4,400
											Total		761,200	Total		604,700	Total		534,900

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2018	5C	RESIDENTIAL EXEMPTION	0.00					
2024	22	VETERAN	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			514,800
Appraised Xf (B) Value (Bldg)			64,900
Appraised Ob (B) Value (Bldg)			4,400
Appraised Land Value (Bldg)			256,600
Special Land Value			0
Total Appraised Parcel Value			840,700
Valuation Method			C
Total Appraised Parcel Value			840,700

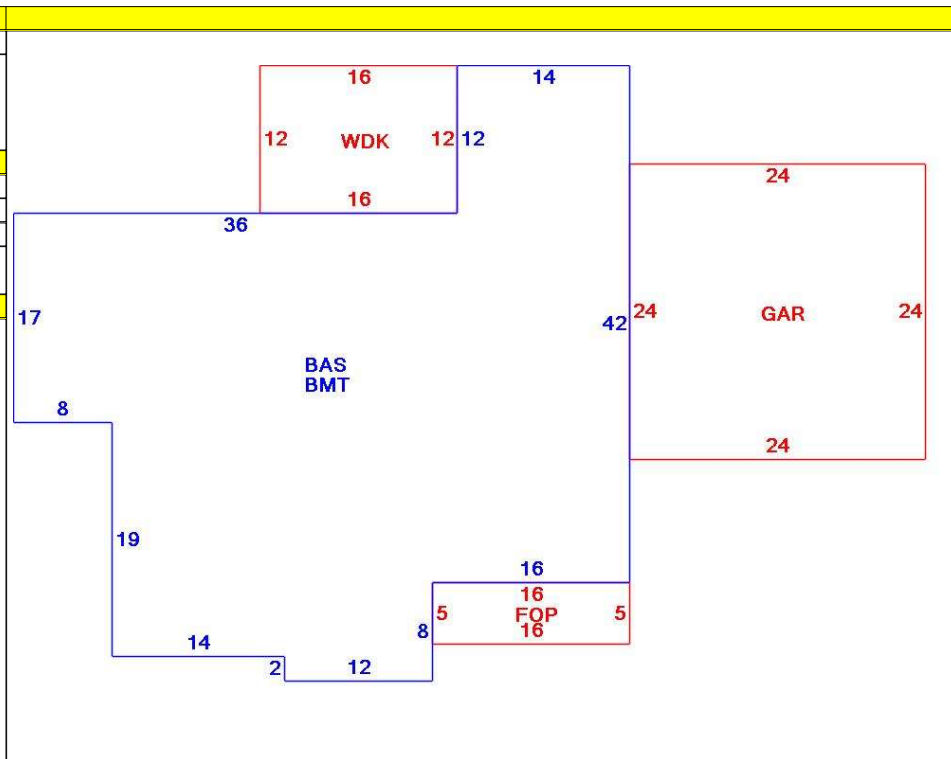
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-2462	08-29-2016	834	Sheet Metal	5,000	06-30-2017	100	06-30-2017	Gas furnace in the basement to construct a 3 bedroom, 2 ba	07-24-2023	EG	03		16	In Office Review
16-2010	08-01-2016	824	New Cons1-2fa	200,000	02-17-2017	100	06-30-2017		08-29-2022	EG	03		16	In Office Review
									08-31-2021	JD	03		16	In Office Review
									07-16-2020	LH	03		16	In Office Review
									05-26-2020	DM			FR	Field Review
									08-06-2019	JD	03		16	In Office Review
									09-20-2018	JB	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	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0108	1.700		1.0000	827,723.4	256,600
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			256,600	

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	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		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		514,800
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 Decking	L	192	20.00	2016		94		0.00	4,400
BMT	Basement-Unfi	B	1,744	26.01	2018		96		0.00	38,300
FOP	Open Porch-ro	B	80	55.00	2018		96		0.00	4,600
GAR	Attached Gara	B	576	40.00	2018		96		0.00	19,600
FPLG	Gas Fireplace-	B	1	2500.00	2018		96		0.00	2,400

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	576	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,744	4,336	1,744		536,212

