

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HERNANDEZ, ROBERTO FRAUSTO- FRAUSTO, LORA 169 PHEASANT HILL CIRCLE COTUIT MA 02635						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
						RESIDNTL	1010	205,400	205,400	
						RES LAND	1010	125,600	125,600	VISION
SUPPLEMENTAL DATA						Total		331,000	331,000	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 81 #DL 2 PHASE II GIS ID F_939680_2694365		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)						
HERNANDEZ, ROBERTO FRAUSTO- & COTUIT EQUITABLE HOUSING LLC		30354 21804	0223 0041	03-16-2017 02-26-2007	U U	V V	199,000 1	1 1V	Year	Code	Assessed	Year	Code	Assessed
									2023	1010 1010	182,400 124,300	2022	1010 1010	153,400 79,600
									Total		306,700	Total		233,000
									Total		215,700	Total		215,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2019	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

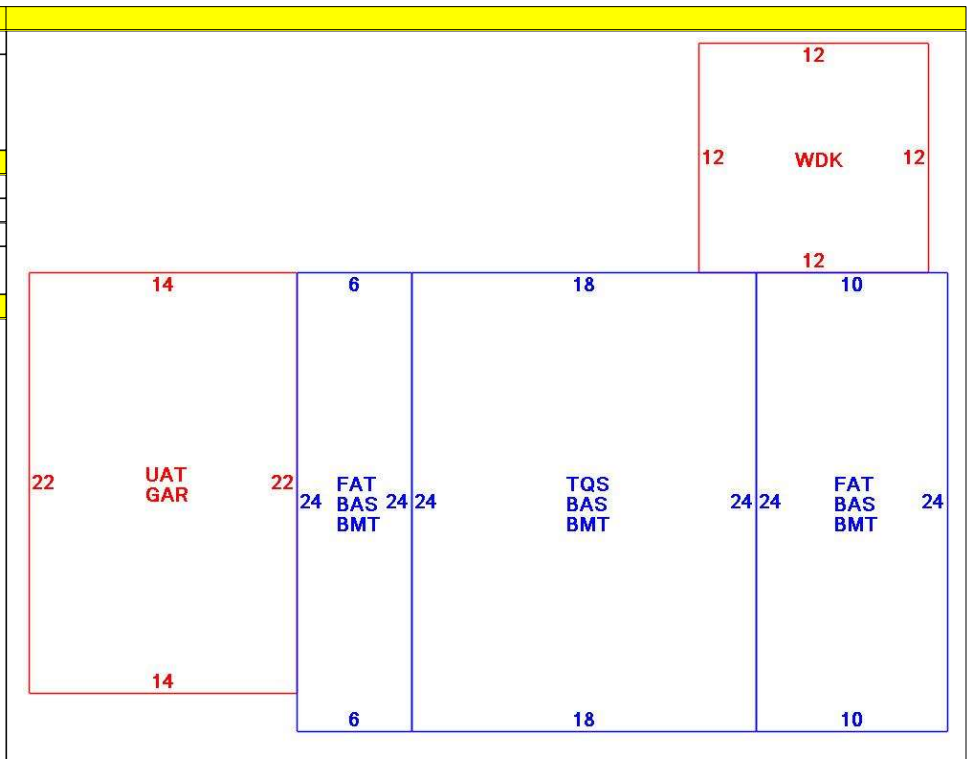
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107			COTUIT				

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	182,200		
												Appraised Xf (B) Value (Bldg)	19,400		
												Appraised Ob (B) Value (Bldg)	3,800		
												Appraised Land Value (Bldg)	125,600		
												Special Land Value	0		
												Total Appraised Parcel Value	331,000		
												Valuation Method	C		
												Total Appraised Parcel Value	331,000		

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
16-3705	12-21-2016	834	Sheet Metal	5,000	05-22-2017	100	06-30-2017	New construction duct work	05-26-2020	DM			FR	Field Review
16-2556	09-06-2016	824	New Cons1-2fa	120,000	05-22-2017	100	06-30-2017	TO CONSTRUCT A 3 BED, 2	07-24-2018	GC	03		16	In Office Review
									07-10-2018	KM	22		22	Change of Address
									07-05-2017	JR	01		02	Bldg Permit Completed
									09-30-2014	JR	03		16	In Office Review
									04-28-2009	KLP	03		16	In Office Review
									10-14-2008	NF	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	0.240	AC	176,344.00	3.49265	1.0000	5	0.50	0108	1.700	AFFORDABLE		1.0000	523,530.0	125,600
Total Card Land Units					0.24	AC	Parcel Total Land Area					0.24	Total Land Value			125,600		

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	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable/Hip			B S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	14	Carpet	COST / MARKET VALUATION		
Interior Floor 2	23	Laminate	Building Value New		343,827
Heat Fuel	03	Gas	Year Built		2016
Heat Type	04	Hot Air	Effective Year Built		2016
AC Type	01	None	Depreciation Code		
Bedrooms	03	3 Bedrooms	Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		2
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style			Trend Factor		1
Kitchen Style			Condition		H
Occupancy			Condition %		45
Usrflid 105			Percent Good		53
Accessory Apt			RCNLD		182,200
Foundation Alt	01	Poured Conc.	Dep % Ovr		
Rms Prts			Dep Ovr Comment		
Bath Split	20	2 Full-0 Half	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	816	26.01	2016		53		0.00	12,200
GAR	Attached Gara	B	308	40.00	2016		53		0.00	7,200
WDC	Wood Decking	L	144	20.00	2016		94		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	289.91	236,562
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	58	384	58	43.79	16,814
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	281	432	281	188.57	81,463
UAT	Attic, Unfinished	0	308	31	29.18	8,987
WDC	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,155	3,208	1,186		343,826

