

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHELAN, MARY L & KATHLEEN J						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
153 PHEASANT HILL CIRCLE						RESIDNTL	1010	581,200	581,200	
COTUIT MA 02635						RES LAND	1010	255,500	255,500	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 83 #DL 2 PHASE II GIS ID F_939822_2694370				Plan Ref. 617/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#				836,700	836,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WHELAN, MARY L & KATHLEEN J		30245	0035	01-19-2017	Q	I	524,000	00	Year	Code	Assessed	Year	Code	Assessed			
COTUIT EQUITABLE HOUSING LLC		21804	0041	02-26-2007	U	V	1	1V	2023	1010	504,400	2022	1010	439,100			
										1010	252,800		1010	161,900			
												2021	1010	353,000			
													1010	172,000			
													1010	6,100			
									Total		757,200	Total		601,000	Total		531,100

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 Bldg. Value (Card)				514,800
												Appraised Xf (B) Value (Bldg)				60,300
												Appraised Ob (B) Value (Bldg)				6,100
												Appraised Land Value (Bldg)				255,500
												Special Land Value				0
												Total Appraised Parcel Value				836,700
												Valuation Method				C
												Total Appraised Parcel Value				836,700

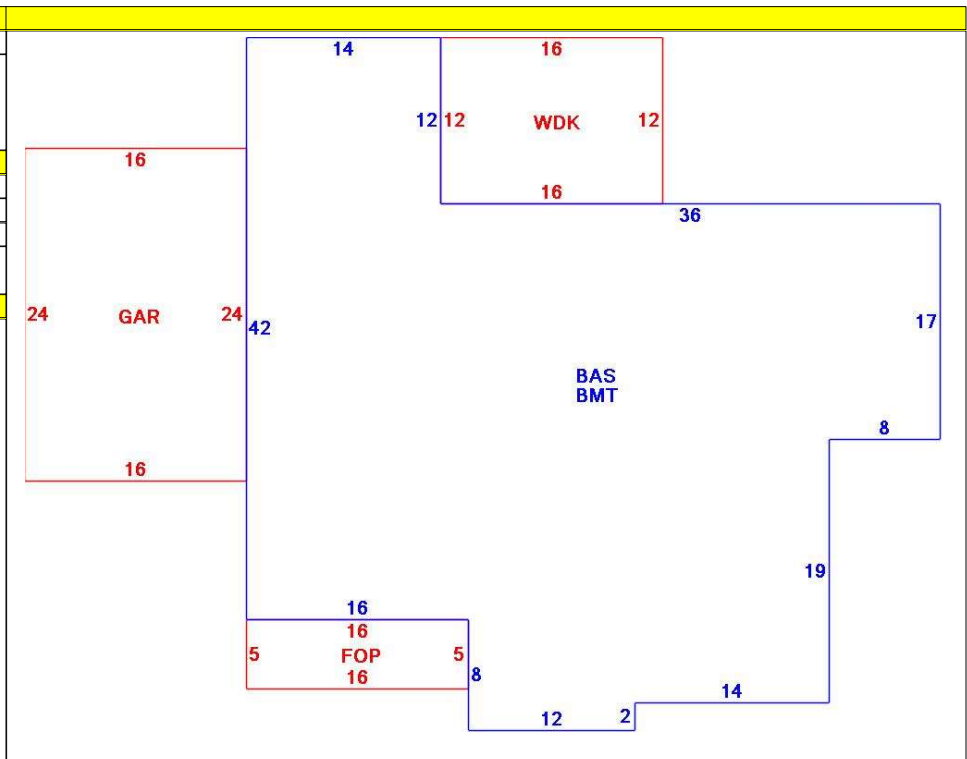
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-2991	01-13-2017	834	Sheet Metal	5,000	02-17-2017	100	06-30-2017	New gas furnace in the basem	05-26-2020	DM			FR	Field Review
16-1558	06-30-2016	824	New Cons1-2fa	220,000	02-17-2017	100	06-30-2017	To construct a 3 bedroom, 2 b	07-26-2018	GC	03		16	In Office Review
									02-24-2017	SR	02		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
									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	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0108	1.700		1.0000	880,979.3	255,500
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			255,500	

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	Ownr 0.0
		B	S
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	Deck comp w	L	192	28.00	2016		94		0.00	6,100
FPLG	Gas Fireplace	B	1	2500.00	2018		96		0.00	2,400
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	384	40.00	2018		96		0.00	15,000

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	384	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,744	4,144	1,744		536,212

