

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KROSEL, BLAIR K							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
141 PHEASANT HILL CIRCLE							RESIDNTL	1010	161,100	161,100	
COTUIT MA 02635							RES LAND	1010	125,600	125,600	
SUPPLEMENTAL DATA											
Alt Prcl ID						Plan Ref. 617/72					
Split Zonin						Land Ct#					
BID Parcel						#SR					
ResExpt Q YES:						Life Estate					
#DL 1 LOT 84						PP STATU					
#DL 2 PHASE II											
GIS ID F_939899_2694329						Assoc Pid#					
								Total	286,700	286,700	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KROSEL, BLAIR K			29324 0100	12-09-2015	U	V	189,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC			21804 0041	02-26-2007	U	V	1	1V	2023	1010	146,400	2022	1010	126,000	2021	1010	106,600
										1010	124,300		1010	79,600		1010	84,600
																1010	3,700
								Total	270,700	Total	205,600	Total	194,900				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2024	5C	RESIDENTIAL EXEMPTION																		
			Total	0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B		Tracing		Batch						
0107				COTUIT								
NOTES												
								Appraised Bldg. Value (Card)	140,700			
								Appraised Xf (B) Value (Bldg)	16,700			
								Appraised Ob (B) Value (Bldg)	3,700			
								Appraised Land Value (Bldg)	125,600			
								Special Land Value	0			
								Total Appraised Parcel Value	286,700			
								Valuation Method	C			
								Total Appraised Parcel Value	286,700			

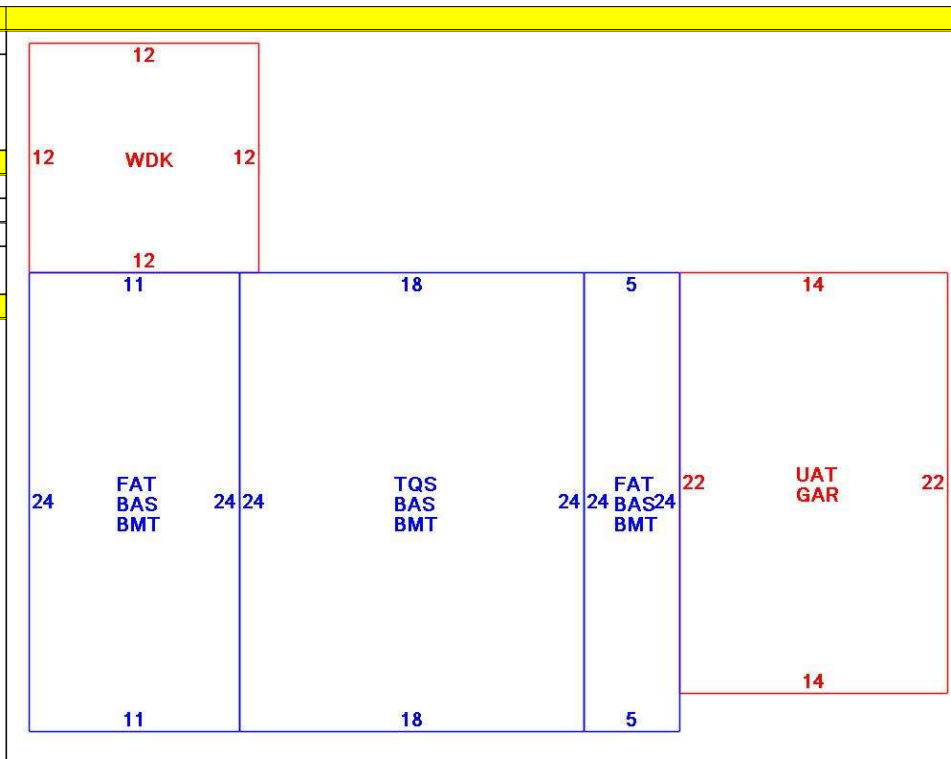
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201505060	08-13-2015	DW	Dwelling	120,000	04-14-2016	100	06-30-2016	TO CONSTRUCT A THREE B	09-27-2023	JO	03		16	In Office Review	
									05-26-2020	DM			FR	Field Review	
									04-19-2016	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	0.240 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			
Stories	1.75	1 3/4 Stories			
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	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 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	312,570
Year Built	2015
Effective Year Built	2013
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	H
Condition %	50
Percent Good	45
RCNLD	140,700
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	840	26.01	2017		45		0.00	10,600
GAR	Attached Gara	B	308	40.00	2017		45		0.00	6,100
WDC	Wood Decking	L	144	20.00	2015		92		0.00	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	263.55	215,057
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	58	384	58	39.81	15,286
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	281	432	281	171.43	74,058
UAT	Attic, Unfinished	0	308	31	26.53	8,170
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,155	3,208	1,186		312,571

