

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RACHMAN, LAWRENCE & JUDITH SP							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
65 PHEASANT HILL CIRCLE							RESIDNTL	1010	545,500	545,500	
COTUIT MA 02635							RES LAND	1010	253,300	253,300	<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 105 #DL 2 PHASE II GIS ID F_939823_2693706			Plan Ref. 617/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total		798,800	798,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RACHMAN, LAWRENCE & JUDITH SPER	31336	0342	06-14-2018	Q	I	505,000	00	Year	Code	Assessed	Year	Code	Assessed		
WACKS, WILLIAM L & MAURINE B	27500	0050	06-27-2013	Q	I	420,000	00	2023	1010	462,100	2022	1010	397,100		
COTUIT EQUITABLE HOUSING LLC	21804	0041	02-26-2007	U	V	1	1V		1010	250,500	2021	1010	160,500		
Total								Total		712,600	Total		557,600	Total	494,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2020	5C	RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	484,400
Appraised Xf (B) Value (Bldg)	54,800
Appraised Ob (B) Value (Bldg)	6,300
Appraised Land Value (Bldg)	253,300
Special Land Value	0
Total Appraised Parcel Value	798,800
Valuation Method	C
Total Appraised Parcel Value	798,800

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
201207306	12-06-2012	DW	Dwelling	170,000	06-17-2013	100	06-30-2013	NW DW 3BDRM 2 BTH W ATT	07-19-2023	WT	01		03	Cycl Insp Comp
									05-26-2020	DM			FR	Field Review
									10-09-2019	TR	03		16	In Office Review
									08-09-2018	KM	22		22	Change of Address
									07-17-2013	RB	03		16	In Office Review
									06-18-2013	RB	03		02	Bldg Permit Completed
									05-23-2013	RB	03		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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0108	1.700		1.0000	1,013,025	253,300
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			253,300	

