

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FITZGERALD, PAUL & KATHLEEN N T FITZGERALD REVOCABLE TRUST 57 PHEASANT HILL CIRCLE							Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
COTUIT MA 02635							RESIDENTL RES LAND	1010 1010	664,300 249,300	664,300 249,300	
SUPPLEMENTAL DATA											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 106 #DL 2 PHASE II GIS ID F_939790_2693624			Plan Ref. 617/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#								
							Total		913,600	913,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FITZGERALD, PAUL & KATHLEEN N TRS	35537	289	12-13-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FITZGERALD, PAUL D & KATHLEEN N	32633	0342	01-17-2020	Q	I	595,000	00	2023	1010	594,100	2022	1010	465,000	2021	1010	388,500
MURPHY, FRANCIS E III & SHARON M	27606	0298	08-08-2013	Q	I	524,000	00		1010	246,700		1010	158,000		1010	167,900
COTUIT EQUITABLE HOUSING LLC	21804	0041	02-26-2007	U	V	1	1V	Total		840,800	Total		623,000	Total		564,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2022	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)				555,300
								Appraised Xf (B) Value (Bldg)				96,600
								Appraised Ob (B) Value (Bldg)				12,400
								Appraised Land Value (Bldg)				249,300
								Special Land Value				0
								Total Appraised Parcel Value				913,600
								Valuation Method				C
								Total Appraised Parcel Value				913,600

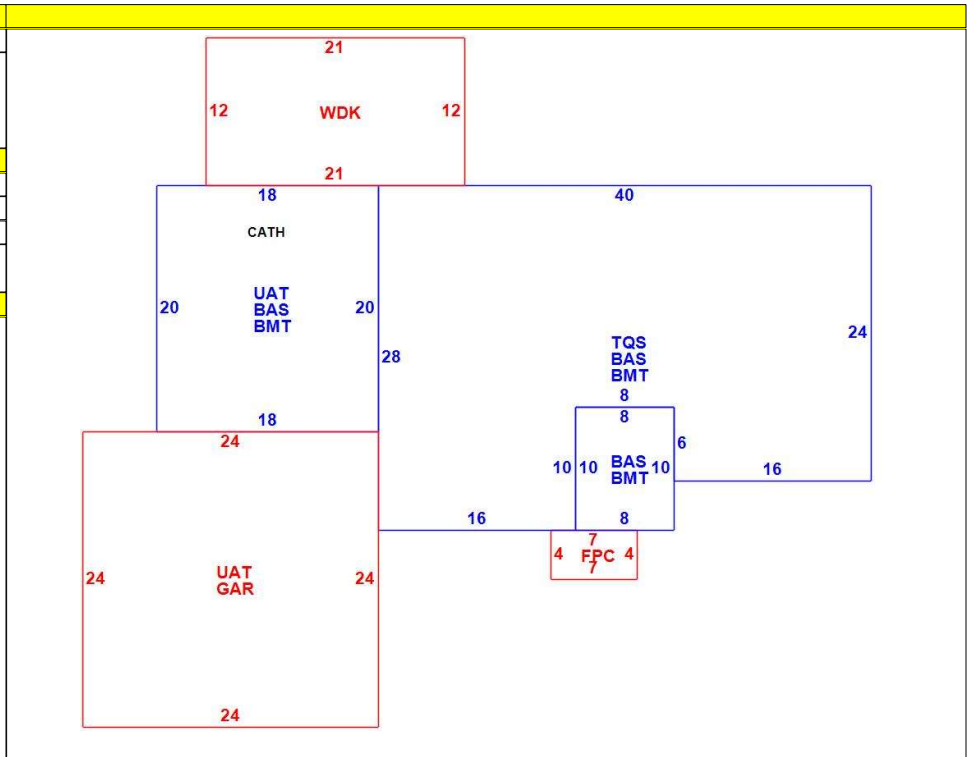
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-12	10-29-2021	880	Alt-Int work-Res	30,000	06-07-2022	100	06-07-2022	Partial refinish of basement to	07-06-2022	TR	03		02	Bldg Permit Completed
20-3053	11-04-2020	809	Deck	6,700	06-10-2021	100	06-30-2021	Add 8' to existing deck, Remov	08-24-2021	LH	03		16	In Office Review
201306745	10-08-2013	PV	Solar PV Syste	44,762	01-08-2014	100	06-30-2014	17 SOLAR PV PANELS ROOF	06-10-2021	SR	02		02	Bldg Permit Completed
201305321	08-07-2013	GN	Generator	0	01-08-2014	100	06-30-2014	GENERATOR	12-03-2020	CK	22		22	Change of Address
201300717	02-27-2013	DW	Dwelling	220,000	01-08-2014	100	06-30-2014	NW DW 3 BDRM 3.5 BTH W A	07-08-2020	CK	03		16	In Office Review
									05-26-2020	DM			FR	Field Review
									09-25-2015	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	0.230	AC	176,344.00	3.61599	1.0000	5	1.00	0108	1.700		1.0000	1,084,021	249,300
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			249,300	

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			
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	1				
Extra Fixtures					
Total Rooms	6				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 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	584,553
Year Built	2012
Effective Year Built	2012
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
RCNLD	555,300
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
GAR	Attached Gara	B	576	40.00	2014		95		0.00	19,400
BMT	Basement-Unfi	B	1,416	26.01	2014		95		0.00	32,300
FOPC	Open Prch-roo	B	28	55.00	2014		95		0.00	1,800
FPLG	Gas Fireplace-	B	1	2500.00	2014		95		0.00	2,400
WDC	Deck comp w	L	252	28.00	2020		100		0.00	7,500
GEN	Emergency Ge	L	1	5550.00	2013		88		0.00	4,900
SOL1	Solar PV Pane	B	17	860.00	2014		0		0.00	0
BFA1	Bsmt Fin-Goo	B	1,316	32.56			95		0.00	40,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	272.65	386,067
BMT	Basement Area	0	1,416	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	634	976	634	177.11	172,858
UAT	Attic, Unfinished	0	936	94	27.38	25,629
WDK	Wood Deck	0	252	0	0.00	0
Ttl Gross Liv / Lease Area		2,050	5,600	2,144		584,554

