

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PRIOR, DANIEL H III & JANE M TRS THE PRIOR FAMILY REVOCABLE TR 45 PHEASANT HILL CIRCLE								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
COTUIT MA 02635								RESIDNTL	1010	549,200	549,200	
								RES LAND	1010	247,400	247,400	
								Total		796,600	796,600	
SUPPLEMENTAL DATA												
Alt Prcl ID				Split Zonin				Plan Ref. 617/70				
BID Parcel				ResExpt Q				Land Ct#				
#DL 1				LOT 107				#SR				
#DL 2				PHASE II				Life Estate				
GIS ID				F_939751_2693528				PP STATU				
								Assoc Pid#				

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PRIOR, DANIEL H III & JANE M TRS				30426	0003	04-18-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
PRIOR, DANIEL H III & JANE M				29083	0206	08-19-2015	Q	I	449,000	00	2023	1010	473,500	2022	1010	409,600	2021	1010	336,500
COTUIT EQUITABLE HOUSING LLC				21804	0041	02-26-2007	U	V	1	1V		1010	244,700		1010	156,800		1010	166,600
											Total		718,200	Total		566,400	Total		507,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2017	5C	RESIDENTIAL EXEMPTION	0.00																	
			Total									APPRAISED VALUE SUMMARY								
												Appraised Bldg. Value (Card)				476,100				
												Appraised Xf (B) Value (Bldg)				68,900				
												Appraised Ob (B) Value (Bldg)				4,200				
												Appraised Land Value (Bldg)				247,400				
												Special Land Value				0				
												Total Appraised Parcel Value				796,600				
												Valuation Method				C				
												Total Appraised Parcel Value				796,600				

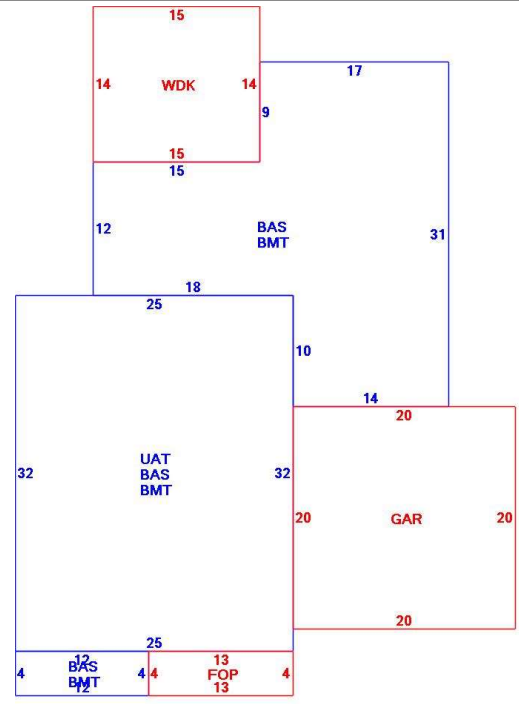
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
201506523	10-14-2015	FB	Finish Basemen	14,800	04-14-2016	100	06-30-2016	ADD A FINISHED OFFICE IN		05-26-2020	DM			FR	Field Review
201302667	04-26-2013	DW	Dwelling	180,000	10-23-2013	100	06-30-2014	NW DW 2BDRM 2BTH W ATT		10-11-2019	CK	03		16	In Office Review
										07-21-2016	GC	03		16	In Office Review
										05-18-2016	JR	03		16	In Office Review
										12-07-2015	SR	01		02	Bldg Permit Completed
										11-20-2013	MW	02		02	Bldg Permit Completed
										06-19-2013	RB	03		13	CALL BACK

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	0.220	AC	176,344.00	3.75053	1.0000	5	1.00	0108	1.700		1.0000	1,124,351	247,400
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			247,400	

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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5				
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		Owne	0.0
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION			
Building Value New		501,208	
Year Built		2013	
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		476,100	
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	1,525	26.01	2015		95		0.00	34,100
GAR	Attached Gara	B	400	40.00	2015		95		0.00	15,200
WDC	Wood Decking	L	210	20.00	2012		86		0.00	4,200
FOP	Open Porch-ro	B	52	55.00	2015		95		0.00	3,300
FPLG	Gas Fireplace-	B	1	2500.00	2015		95		0.00	2,400
BFA2	Bsmt Fin-VG-	B	268	54.47	2015		95		0.00	13,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,525	1,525	1,525	312.28	476,225	
BMT	Basement Area	0	1,525	0	0.00	0	
FOP	Open Porch	0	52	0	0.00	0	
GAR	Attached Garage	0	400	0	0.00	0	
UAT	Attic, Unfinished	0	800	80	31.23	24,982	
WDK	Wood Deck	0	210	0	0.00	0	
Ttl Gross Liv / Lease Area		1,525	4,512	1,605		501,207	

