

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
THOMAS, CONNOR & LINDA & SCOT 276 PHEASANT HILL CIRCLE COTUIT MA 02635		1 Level	4 Gas	1 Paved		Description	Code	Assessed	Assessed	
			5 Well			RESIDENTL	1010	261,900	261,900	
			6 Septic			RES LAND	1010	175,800	175,800	
SUPPLEMENTAL DATA						Total				437,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_969337_2716902				Plan Ref. 387/64 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
THOMAS, SCOTT R & LINDA L		35602 130	01-20-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
THOMAS, CONNOR & LINDA & SCOTT		34704 269	11-30-2021	Q	I	450,000	00	2023	1010	213,900	2022	1010	173,000			
MAKI, SUSAN A TR		13131 0262	07-17-2000	Q	I	147,500	00		1010	173,800		1010	123,600			
BRAMAN, MARK		8914 0317	11-29-1993	U	I	100	F									
BRAMAN, MARK & DANIEL E		7571 0242	06-14-1991	U	I	100,000	L									
Total								387,700		Total		296,600		Total		265,000

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0106				WBARNS					

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						231,600
										Appraised Xf (B) Value (Bldg)						24,700
										Appraised Ob (B) Value (Bldg)						5,600
										Appraised Land Value (Bldg)						175,800
										Special Land Value						0
										Total Appraised Parcel Value						437,700
										Valuation Method						C
										Total Appraised Parcel Value						437,700

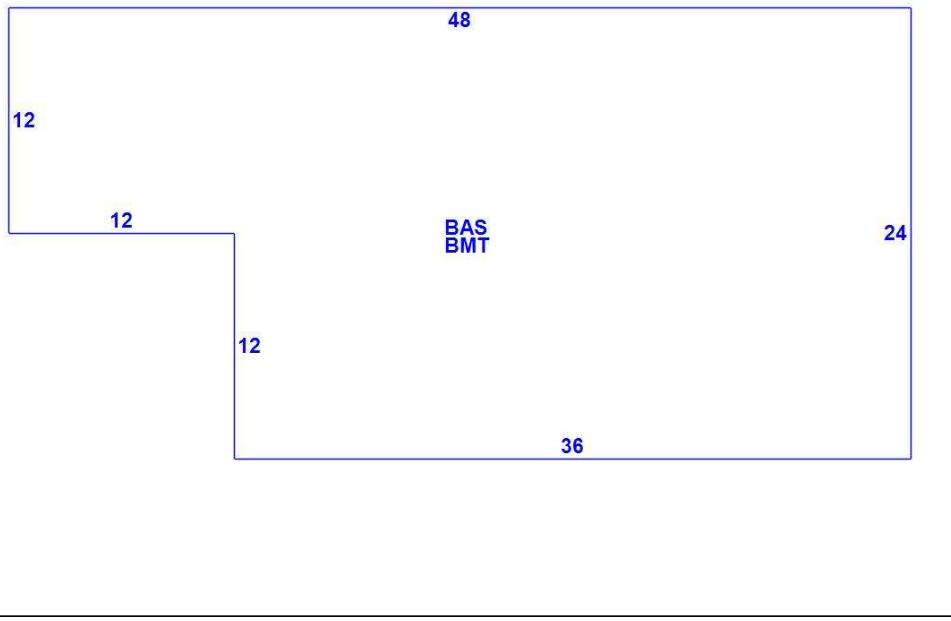
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
SM-22-11	11-17-2022	834	Sheet Metal	100	06-30-2023	100	06-30-2023	Removing hot water heating sy	03-16-2023	SR	02		02	Bldg Permit Completed
BLDR-22-15	02-16-2022	804	Addn Alt-Res	77,800	03-16-2023	100	06-30-2023	Replace windows/doors/trim/g	05-16-2022	SR	02		13	CALL BACK
200904308	09-14-2009	NR	New Roof	5,000	06-30-2010	100	06-30-2010	STRP OLD SHINGLES	06-08-2020	SR	02		03	Cycl Insp Comp
									05-18-2020	DM			FR	Field Review
									01-30-2012	TR	03		16	In Office Review
									08-18-2009	PT	02		14	Cyclical Inspection
									05-04-2000	PT	01		00	Meas/Listed-Interior Acces

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	5	0.370	AC	176,344.00	2.34343	1.0000	5	1.00	0106	1.150		1.0000	475,247.0	175,800
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			175,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 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	296,942
Year Built	1960
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	231,600
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
FPL1	Fireplace 1 sto	B	1	5000.00	1988		78		0.00	3,900
BMT	Basement-Unfi	B	1,008	26.01	1988		78		0.00	20,800
GEN	Emergency Ge	L	1	5550.00	2022		100		0.00	5,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	294.59	296,942
BMT	Basement Area	0	1,008	0	0.00	0
Ttl Gross Liv / Lease Area		1,008	2,016	1,008		296,942

