

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ANGELOV, GAVRIL B & SASHAA						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA		
32 PHEASANT HILL CIRCLE						RESIDNTL	1010	192,000	192,000			
COTUIT MA 02635					2	RES LAND	1010	125,600	125,600			
SUPPLEMENTAL DATA												
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 PHASE II GIS ID F_939835_2693329				Plan Ref. 617/70 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total					317,600	317,600

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ANGELOV, GAVRIL B & SASHAA		28549	0271	12-04-2014	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	2025	1010	192,000	2024	1010	179,700	2023	1010	159,800
										1010	125,600		1010	125,600		1010	124,300
Total									317,600		Total		305,300		Total		284,100

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			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0107								COTUIT										
NOTES																		
Total Appraised Parcel Value														317,600				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			170,100
Appraised Xf (B) Value (Bldg)			18,300
Appraised Ob (B) Value (Bldg)			3,600
Appraised Land Value (Bldg)			125,600
Special Land Value			0
Total Appraised Parcel Value			317,600
Valuation Method			C
Total Appraised Parcel Value			317,600

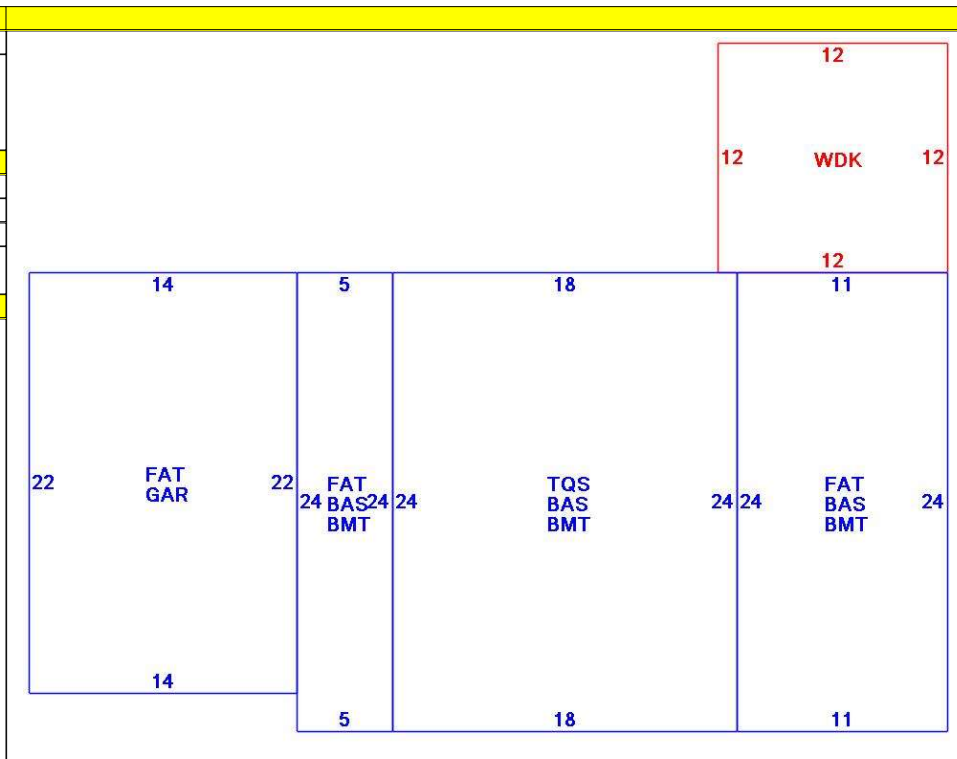
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-24-70	06-07-2024	804		1,000		0		Installing window above garag	05-26-2020	DM			FR	Field Review	
17-1568	05-25-2017	880	Alt-Int work-Res	5,000	10-06-2017	100	06-30-2018	Finish ROOM ABOVE GARAG	06-21-2018	SR	02		02	Bldg Permit Completed	
201405257	09-02-2014	DW	Dwelling	120,000	06-30-2015	100	06-30-2015	DW 3BD 2BTH CAPE STYLE	03-14-2017	GC	03		16	In Office Review	
									07-28-2015	NF	03		16	In Office Review	
									09-30-2014	JR	03		16	In Office Review	
									06-24-2013	JR	03		16	In Office Review	
									02-20-2013	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	0.240	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	14	Carpet			
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					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 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	340,123
Year Built	2014
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	H
Condition %	45
Percent Good	50
RCNLD	170,100
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
WDC	Wood Decking	L	144	20.00	2014		90		0.00	3,600
GAR	Attached Gara	B	308	40.00	2016		50		0.00	6,800
BMT	Basement-Unfi	B	816	26.01	2016		50		0.00	11,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	283.20	231,091
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	104	692	104	42.56	29,453
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	281	432	281	184.21	79,579
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,201	3,208	1,201		340,123

