

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KERNS, JOHN L & LISA C						Description	Code	Assessed	Assessed
318 PHEASANT HILL CIRCLE					2	RESIDNTL	1010	187,400	187,400
COTUIT MA 02635		SUPPLEMENTAL DATA				RES LAND	1010	125,600	125,600
Alt Prcl ID		Split Zonin		Plan Ref. 617/73					
ResExpt Q YES:		#DL 1 LOT 36		Land Ct#					
#DL 2 PHASE I		GIS ID F_938545_2693759		Life Estate					
				PP STATU					
				Assoc Pid#					
						Total		313,000	313,000

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KERNS, JOHN L & LISA C		25324 0286	03-18-2011	U	I	160,000	1	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V	2025	1010	187,400	2024	1010	192,600
									1010	125,600	2023	1010	125,600
								Total		313,000	Total		318,200
								Total			Total		280,100

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2013	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		171,200	
Appraised Xf (B) Value (Bldg)		13,200	
Appraised Ob (B) Value (Bldg)		3,000	
Appraised Land Value (Bldg)		125,600	
Special Land Value		0	
Total Appraised Parcel Value		313,000	
Valuation Method		C	
Total Appraised Parcel Value		313,000	

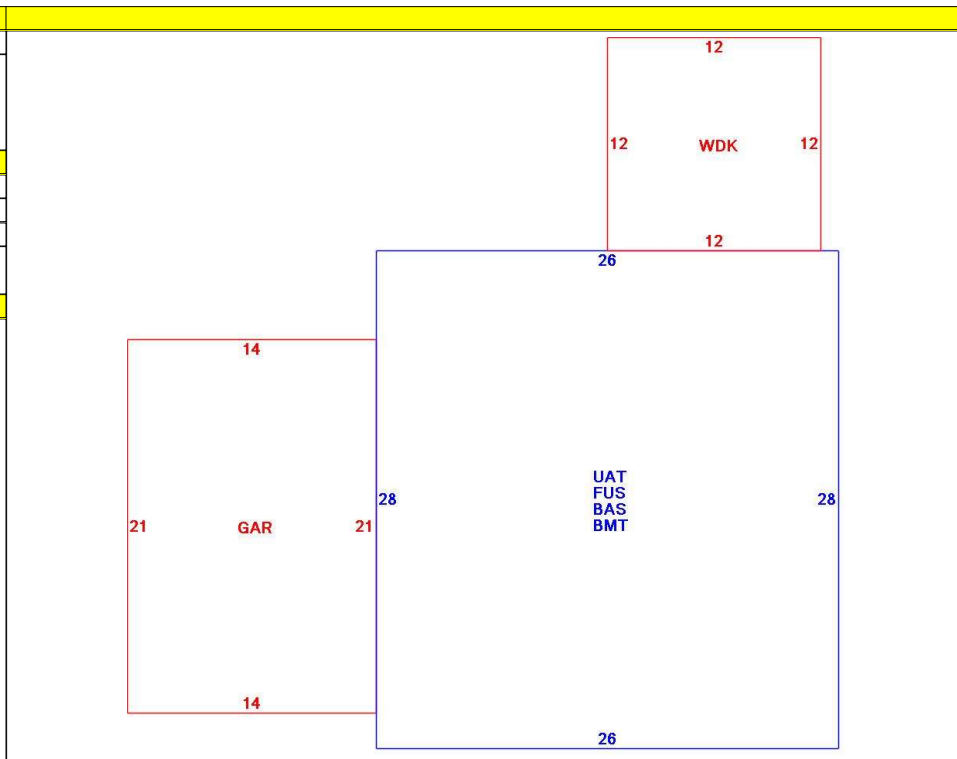
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201305754	08-29-2013	EX	Expired	4,000	08-06-2014	0		EX - MAKE 1BDRM OUT OF A NW DW 3 BDRM,2 BTH COL	07-19-2023	WT	01	1	03	Cycl Insp Comp	
201005836	11-02-2010	DW	Dwelling	160,000	04-06-2011	100	06-30-2011		05-26-2020	DM				FR	Field Review
									07-26-2016	JR	03			02	Bldg Permit Completed
									08-10-2012	GC	03			16	In Office Review
									07-26-2011	NF	03			02	Bldg Permit Completed
									10-15-2010	NF	03			16	In Office Review
								01-11-2008	DR	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
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	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
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	450,428
Year Built	2010
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	H
Condition %	55
Percent Good	38
RCNLD	171,200
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	2011		74		0.00	3,000
GAR	Attached Gara	B	294	40.00	2013		38		0.00	5,000
BMT	Basement-Unfi	B	728	26.01	2013		38		0.00	8,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	728	728	728	294.59	214,462
BMT	Basement Area	0	728	0	0.00	0
FUS	Upper Story	728	728	728	294.59	214,462
GAR	Attached Garage	0	294	0	0.00	0
UAT	Attic, Unfinished	0	728	73	29.54	21,505
WDK	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,456	3,350	1,529		450,429

