

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHELAN, EDMUND L & SERENA M						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
294 PHEASANT HILL CIRCLE					2	RESIDNTL	1010	607,800	607,800	
COTUIT MA 02635		SUPPLEMENTAL DATA				RES LAND	1010	249,300	249,300	VISION
Alt Prcl ID		Split Zonin		Plan Ref. 617/73						
ResExpt Q YES:		#DL 1 LOT 33		Land Ct#						
GIS ID F_938631_2694005		#DL 2 PHASE 1		Life Estate						
				PP STATU						
				Assoc Pid#						
						Total		857,100	857,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WHELAN, EDMUND L & SERENA M		24150	0277	11-09-2009	Q	I	449,000	00	Year	Code	Assessed	Year	Code	Assessed
COTUIT EQUITABLE HOUSING LLC		21804	0041	02-26-2007	U	V	1	1V	2025	1010	607,800	2024	1010	574,300
										1010	249,300	2023	1010	514,600
													1010	246,700
						Total			857,100	Total		823,600	Total	761,300

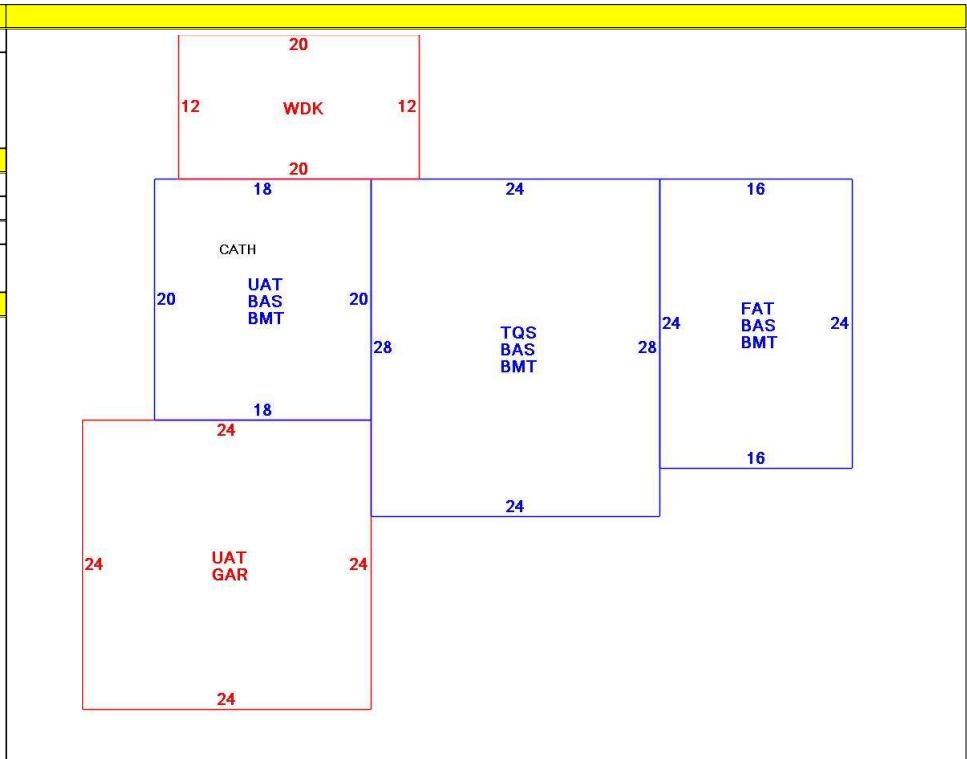
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2011	5C	RESIDENTIAL EXEMPTION	0.00													
			Total													
			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0107			COTUIT									
NOTES								Appraised Bldg. Value (Card)				549,200
								Appraised Xf (B) Value (Bldg)				52,400
								Appraised Ob (B) Value (Bldg)				6,200
								Appraised Land Value (Bldg)				249,300
								Special Land Value				0
								Total Appraised Parcel Value				857,100
								Valuation Method				C
								Total Appraised Parcel Value				857,100

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
200902733	07-02-2009	DW	Dwelling	260,000	12-10-2009	100	06-30-2010	3BD 2.5BTH ATT GAR	05-26-2020	DM			FR	Field Review
									05-12-2020	SR	01		03	Cycl Insp Comp
									12-30-2010	NF	03		16	In Office Review
									01-13-2010	NF	03		02	Bldg Permit Completed
									12-10-2009	MK	01		52	New Construction
									04-28-2009	KLP	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	0.230	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	12	Cedar or Redwd			
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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8				
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		596,919			
Year Built		2009			
Effective Year Built		2014			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		8			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		92			
RCNLD		549,200			
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
FPLG	Gas Fireplace	B	1	2500.00	2012		92		0.00	2,300
WDC	Deck composit	L	240	24.00	2010		82		0.00	5,200
GAR	Attached Gara	B	576	40.00	2012		92		0.00	18,800
BMT	Basement-Unfi	B	1,416	26.01	2012		92		0.00	31,300
SHED	Shed	L	64	18.00	2012		86		0.00	1,000

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	297.72	421,564
BMT	Basement Area	0	1,416	0	0.00	0
FAT	Attic, Finished	58	384	58	44.97	17,267
GAR	Attached Garage	0	576	0	0.00	0
TQS	Three Quarter Story	437	672	437	193.60	130,101
UAT	Attic, Unfinished	0	936	94	29.90	27,985
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		1,911	5,640	2,005		596,917

