

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|------|-----------|-------------|----------|--|------|----------|----------|---------------------------------|
| BOUCHER, KRISTEN COLLIS TR KRISTEN COLLIS 2024 LIVING TRUS 276 PHEASANT HILL CIRCLE | | | | | | Description | Code | Assessed | Assessed | 801 FY2025 BARNSTABLE, MA |
| | | | | | | RESIDNTL | 1010 | 518,400 | 518,400 | |
| | | | | | | RES LAND | 1010 | 249,300 | 249,300 | VISION |
| SUPPLEMENTAL DATA | | | | | | Total | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 31 #DL 2 PHASE I GIS ID F_938687_2694167 | | | | | | Plan Ref. 617/73 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | | | |
| COTUIT MA 02635 | | | | | | 767,700 | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-----------------------------------|--|-------------|-----------|------------|-----|-----------|---------|--------------------------------|------|---------|----------|------|-------|----------|-------|---------|
| BOUCHER, KRISTEN COLLIS TR | | 36716 | 326 | 12-09-2024 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed | | |
| BOUCHER, KRISTEN COLLIS | | 35674 | 300 | 03-10-2023 | Q | I | 829,000 | 00 | 2025 | 1010 | 518,400 | 2024 | 1010 | 512,800 | | |
| THOMAS, SCOTT R & LINDA L | | 35602 | 132 | 01-20-2023 | U | I | 1 | 1F | | 1010 | 249,300 | | 1010 | 249,300 | | |
| THOMAS, CONNOR J & LINDA L & SCOT | | 33346 | 0203 | 10-09-2020 | Q | I | 585,000 | 00 | | | | | | | | |
| HARRIES, THOMAS J & LANA B | | 28322 | 0211 | 08-14-2014 | Q | I | 394,000 | 00 | | | | | | | | |
| Total | | | | | | | | | | 767,700 | | | Total | 762,100 | Total | 692,400 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | |
|------------|------|--------------------------|--------|-------------------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| 2022 | N5C | NO RESIDENTIAL EXEMPTION | 0.00 | | | | | |
| Total | | | 0.00 | | | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0107 | | | COTUIT |

| NOTES | | | |
|---|--|--|---------|
| This signature acknowledges a visit by a Data Collector or Assessor | | | |
| APPRAISED VALUE SUMMARY | | | |
| Appraised Bldg. Value (Card) | | | 457,700 |
| Appraised Xf (B) Value (Bldg) | | | 57,000 |
| Appraised Ob (B) Value (Bldg) | | | 3,700 |
| Appraised Land Value (Bldg) | | | 249,300 |
| Special Land Value | | | 0 |
| Total Appraised Parcel Value | | | 767,700 |
| Valuation Method | | | C |
| Total Appraised Parcel Value | | | 767,700 |

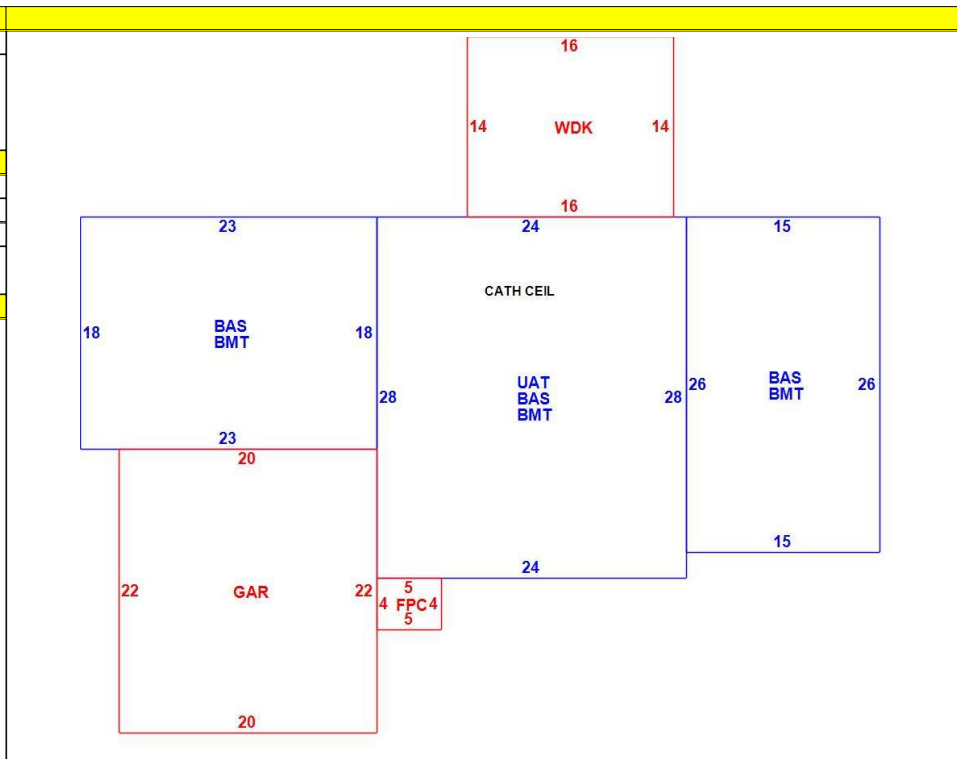
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|-------------|---------|------------|--------|------------|------------------------|------------|-----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result |
| 200902730 | 07-02-2009 | DW | Dwelling | 214,000 | 12-10-2009 | 100 | 06-30-2010 | 3BD 2BTH 2CAR ATT | 05-26-2020 | DM | | | FR | Field Review |
| | | | | | | | | | 05-12-2020 | SR | 01 | | 03 | Cycl Insp Comp |
| | | | | | | | | | 07-28-2015 | GC | 03 | | 16 | In Office Review |
| | | | | | | | | | 11-24-2014 | AL | 22 | | 22 | Change of Address |
| | | | | | | | | | 05-12-2010 | NF | 03 | | 02 | Bldg Permit Completed |
| | | | | | | | | | 12-10-2009 | MK | 01 | | 52 | New Construction |
| | | | | | | | | | 04-28-2009 | KLP | 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 | 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 | | | | | |
| 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 | 5 | | | | |
| 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 | | Owne 0.0 |
| | | | B | S |
| Adjust Type | Code | Description | Factor% | |
| Condo Flr | | | | |
| Condo Unit | | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Building Value New | 497,530 |
| 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 | 457,700 |
| 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 | Wood Deck w/ | L | 224 | 18.00 | 2010 | | 82 | | 0.00 | 3,700 |
| FOPC | Open Prch-roo | B | 20 | 55.00 | 2012 | | 92 | | 0.00 | 1,400 |
| GAR | Attached Gara | B | 440 | 40.00 | 2012 | | 92 | | 0.00 | 15,700 |
| BMT | Basement-Unfi | B | 1,476 | 26.01 | 2012 | | 92 | | 0.00 | 32,200 |
| BFA | Bsmt Fin-Avg | B | 336 | 17.36 | 2012 | | 92 | | 0.00 | 5,400 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,476 | 1,476 | 1,476 | 322.44 | 475,926 |
| BMT | Basement Area | 0 | 1,476 | 0 | 0.00 | 0 |
| FPC | Open Porch Conc. Floor | 0 | 20 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 440 | 0 | 0.00 | 0 |
| UAT | Attic, Unfinished | 0 | 672 | 67 | 32.15 | 21,604 |
| WDK | Wood Deck | 0 | 224 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,476 | 4,308 | 1,543 | | 497,530 |

