

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TRABUCCO, JOSEPH C & LONG, MO						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA	
207 PHEASANT HILL CIRCLE						RESIDNTL	1010	601,200	601,200		
COTUIT MA 02635		SUPPLEMENTAL DATA				RES LAND	1010	256,600	256,600	VISION	
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 75 #DL 2 PHASE II GIS ID F_939285_2694328			Plan Ref. 617/72 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		857,800		857,800

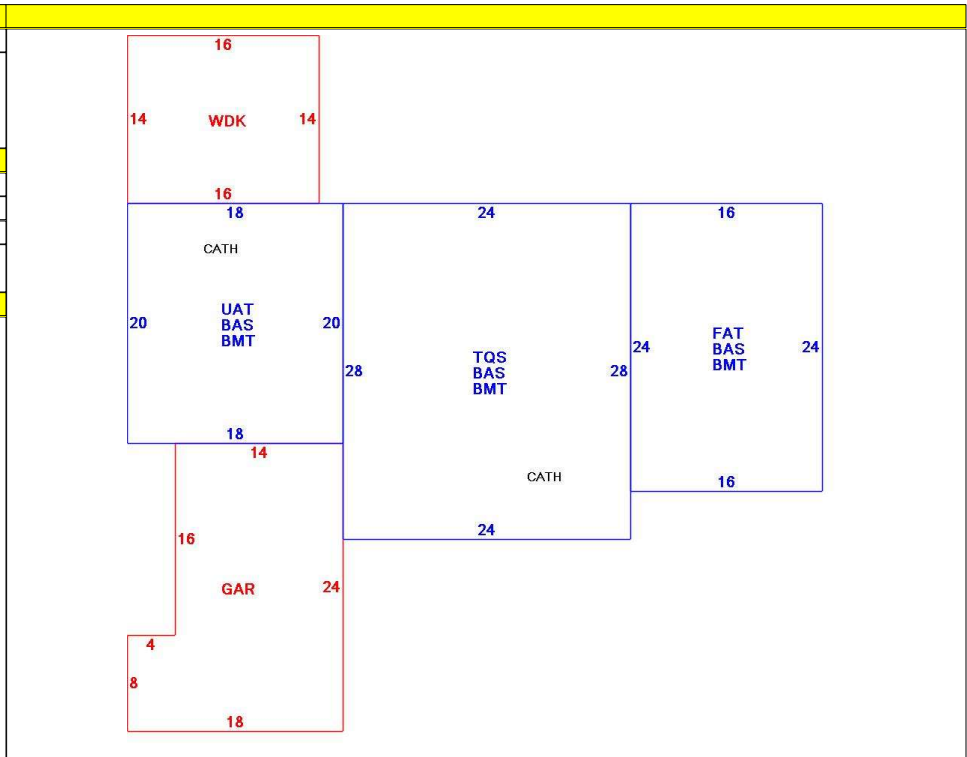
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TRABUCCO, JOSEPH C & LONG, MOIRA		32241 0350	08-23-2019	Q	I	595,000	00	Year	Code	Assessed	Year	Code	Assessed		
KWIETNIAK, STEVEN A & O'NEIL, JEANN		28168 0265	05-28-2014	Q	I	542,258	00	2025	1010	601,200	2024	1010	567,700		
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V		1010	256,600	2023	1010	502,600		
								Total		857,800	Total		824,300	Total	756,500

EXEMPTIONS		OTHER ASSESSMENTS												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
2022	5C	RESIDENTIAL EXEMPTION							APPRAISED VALUE SUMMARY					
Total			0.00					Appraised Bldg. Value (Card)					548,100	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg)				48,700
0107								COTUIT		Appraised Ob (B) Value (Bldg)				4,400
										Appraised Land Value (Bldg)				256,600
										Special Land Value				0
										Total Appraised Parcel Value				857,800
										Valuation Method				C
										Total Appraised Parcel Value				857,800

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
201309103	12-17-2013	DW	Dwelling	165,000	06-19-2014	100	06-30-2014	NW DW 3 BDRM 2 1/2BTH W	02-15-2022	AS	03		16	In Office Review
									05-26-2020	DM			FR	Field Review
									02-19-2020	SAF			20	Sale Review
									10-10-2019	CK	03		16	In Office Review
									05-19-2016	JR	03		20	Sale Review
									08-20-2015	JR	03		20	Sale Review
									06-23-2014	MW	01		02	Bldg Permit Completed

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	0.310 AC	176,344.00	2.76107	1.0000	5	1.00	0108	1.700		1.0000	827,723.4	256,600
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value			256,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.66				
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	06	Cust Wd Panel			
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	0				
Extra Fixtures					
Total Rooms	7				
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
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			583,121		
Year Built			2013		
Effective Year Built			2016		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			6		
Functional Obsol					
External Obsol					
Trend Factor			1		
Condition					
Condition %					
Percent Good			94		
RCNLD			548,100		
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
FPLG	Gas Fireplace	B	1	2500.00	2015		94		0.00	2,400
WDC	Wood Decking	L	224	20.00	2013		88		0.00	4,400
BMT	Basement-Unfi	B	1,416	26.01	2015		94		0.00	32,000
GAR	Attached Gara	B	368	40.00	2015		94		0.00	14,300

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	299.50	424,088	
BMT	Basement Area	0	1,416	0	0.00	0	
FAT	Attic, Finished	58	384	58	45.24	17,371	
GAR	Attached Garage	0	368	0	0.00	0	
TQS	Three Quarter Story	437	672	437	194.76	130,880	
UAT	Attic, Unfinished	0	360	36	29.95	10,782	
WDK	Wood Deck	0	224	0	0.00	0	
Ttl Gross Liv / Lease Area		1,911	4,840	1,947		583,121	

