

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOFFMAN, MICHAEL M						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
75 PHEASANT HILL CIRCLE					2	RESIDNTL	1010	496,600	496,600	
COTUIT MA 02635		SUPPLEMENTAL DATA				RES LAND	1010	253,300	253,300	VISION
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 104 #DL 2 PHASE II GIS ID F_939856_2693788		Plan Ref. 617/71 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		749,900	749,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HOFFMAN, MICHAEL M		27865	0074	12-05-2013	Q	I	445,000	00	Year	Code	Assessed	Year	Code	Assessed		
COTUIT EQUITABLE HOUSING LLC		21804	0041	02-26-2007	U	V	1	1V	2025	1010	496,600	2024	1010	469,600		
										1010	253,300	2023	1010	409,800		
									Total		749,900	Total		722,900	Total	660,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2015	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													
ASSESSING NEIGHBORHOOD				VISIT / CHANGE HISTORY				Appraised Bldg. Value (Card)				442,100				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Xf (B) Value (Bldg)				42,900				
0107						COTUIT		Appraised Ob (B) Value (Bldg)				11,600				
NOTES				Appraised Land Value (Bldg)				Appraised Land Value (Bldg)				253,300				
				Special Land Value				Special Land Value				0				
				Total Appraised Parcel Value				Total Appraised Parcel Value				749,900				
				Valuation Method				Valuation Method				C				
				Total Appraised Parcel Value				Total Appraised Parcel Value				749,900				

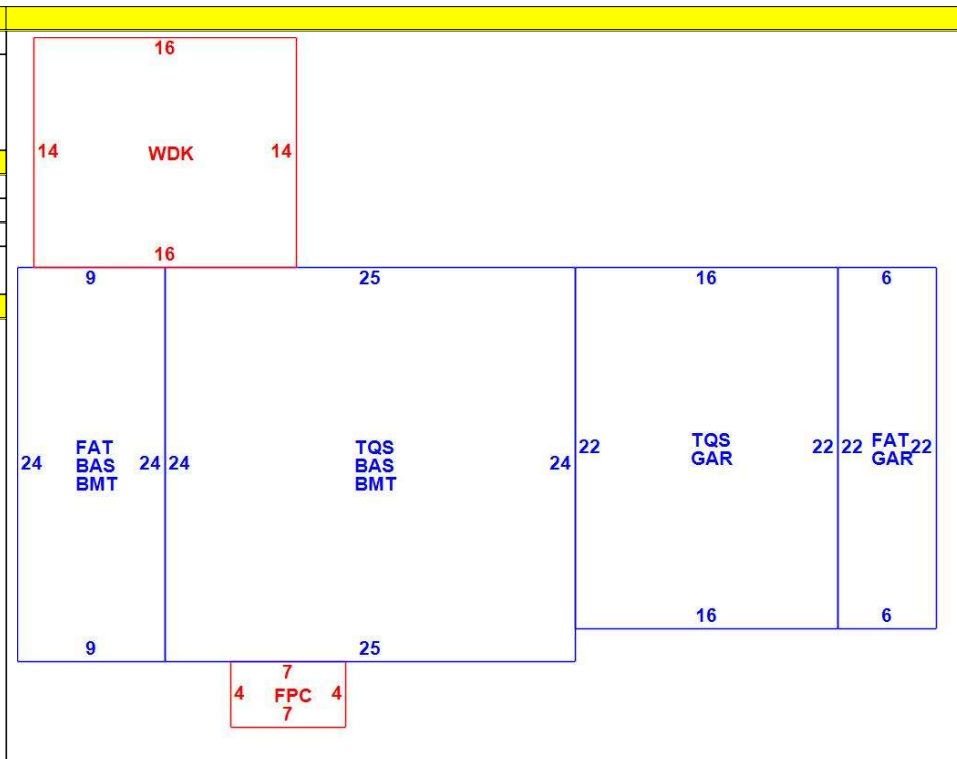
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
201304871	08-19-2013	DW	Dwelling	180,000	12-04-2013	100	06-30-2014	NW DW 3BD 2 1/2 BTHS CAP	07-19-2023	WT	01		03	Cycl Insp Comp	
									05-26-2020	DM			FR	Field Review	
									07-28-2014	TW	03		16	In Office Review	
									12-16-2013	MW	02		02	Bldg Permit Completed	
									10-02-2013	MW	02		13	CALL BACK	
									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	0.250	AC	176,344.00	3.37919	1.0000	5	1.00	0108	1.700		1.0000	1,013,025	253,300
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value				253,300

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C	Ownr	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	470,313
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	442,100
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	Deck comp w	L	224	28.00	2013		88		0.00	6,200
BMT	Basement-Unfi	B	816	26.01	2015		94		0.00	21,600
GAR	Attached Gara	B	484	40.00	2015		94		0.00	17,100
FOPC	Open Prch-roo	B	28	55.00	2015		94		0.00	1,800
FPLG	Gas Fireplace-	B	1	2500.00	2015		94		0.00	2,400
GEN	Emergency Ge	L	1	5550.00	2023		98		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	316.28	258,087
BMT	Basement Area	0	816	0	0.00	0
FAT	Attic, Finished	52	348	52	47.26	16,447
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
GAR	Attached Garage	0	484	0	0.00	0
TQS	Three Quarter Story	619	952	619	205.65	195,779
WDK	Wood Deck	0	224	0	0.00	0
Ttl Gross Liv / Lease Area		1,487	3,668	1,487		470,313

