

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>
LAXTON-RIZZA, DEBORAH A TR						Description	Code	Assessed	Assessed	
LAXTON-RIZZA FAMILY TRUST					2	RESIDNTL	1010	522,600	522,600	
29 PHEASANT HILL CIRCLE		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	255,500	255,500	
COTUIT MA 02635		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 109 #DL 2 PHASE II GIS ID F_939673_2693364		Plan Ref. 617/70 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		778,100	778,100	

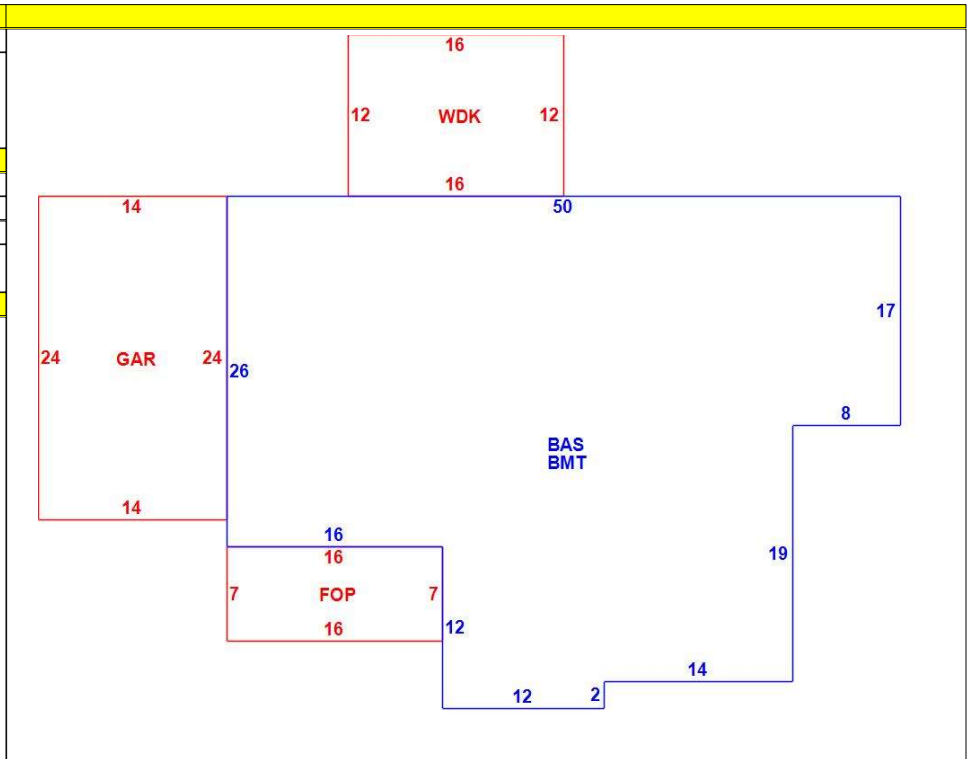
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LAXTON-RIZZA, DEBORAH A TR		34302 314	07-16-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
RIZZA, DEBORAH A LAXTON-		29579 0056	04-14-2016	Q	I	464,000	00	2025	1010	522,600	2024	1010	516,700
COTUIT EQUITABLE HOUSING LLC		21804 0041	02-26-2007	U	V	1	1V		1010	255,500	2023	1010	448,400
								Total		778,100	Total		772,200
								Total			Total		701,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2019	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						
0107								COTUIT		Appraised Xf (B) Value (Bldg)						
								Appraised Ob (B) Value (Bldg)								
								Appraised Land Value (Bldg)								
								Special Land Value								
								Total Appraised Parcel Value								
								Valuation Method								
								Total Appraised Parcel Value								

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
2015-07473	04-12-2016	820	Foundation Onl	200,000		0		TO CONSTRUCT A 3 BEDRO	05-26-2020	DM			FR	Field Review
2016-0291	01-13-2016	834	Sheet Metal	0	06-30-2016	100	06-30-2016	GAS FURNACE IN THE BASE	07-24-2018	TR	03		16	In Office Review
201507473	11-19-2015	DW	Dwelling	200,000	04-14-2016	100	06-30-2016	TO CONSTRUCT A 3 BEDRO	04-19-2016	SR	02		02	Bldg Permit Completed
									11-04-2015	TP	03		16	In Office Review
									02-20-2013	NF	03		16	In Office Review
									04-28-2009	KLP	03		16	In Office Review
									10-14-2008	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	0.290	AC	176,344.00	2.93869	1.0000	5	1.00	0108	1.700		1.0000	880,979.3	255,500
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value				255,500

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	6				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Owne 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		489,380
			Year Built		2016
			Effective Year Built		2018
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			RCNLD		464,900
			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	192	20.00	2016		94		0.00	4,400
BMT	Basement-Unfi	B	1,512	26.01	2018		95		0.00	33,900
GAR	Attached Gara	B	336	40.00	2018		95		0.00	13,700
FOP	Open Porch-ro	B	112	55.00	2018		95		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,512	1,512	1,512	323.66	489,380
BMT	Basement Area	0	1,512	0	0.00	0
FOP	Open Porch	0	112	0	0.00	0
GAR	Attached Garage	0	336	0	0.00	0
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		1,512	3,664	1,512		489,380

