

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|------|-----------|---|----------|--------------------|------|----------|----------|---------------------------------|
| NICKULAS, ERIC D & MEGHAN M | | | | | | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA |
| 240 THE PLAINS ROAD | | | | | | RESIDENTL | 1010 | 745,800 | 745,800 | |
| WEST BARNSTA MA 02668 | | | | | | RES LAND | 1010 | 191,400 | 191,400 | VISION |
| SUPPLEMENTAL DATA | | | | | | Total | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 2 #DL 2 GIS ID F_961772_2714167 | | | | Plan Ref. 613/83 Land Ct# #SR JENKINS LANE Life Estate PP STATU Assoc Pid# | | | | 937,200 | 937,200 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-----------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| NICKULAS, ERIC D & MEGHAN M | | 32844 0022 | 04-21-2020 | U | I | 500,000 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| NICKULAS, LARRY | | 16528 0083 | 03-07-2003 | Q | V | 197,000 | 00 | 2023 | 1010 | 670,500 | 2022 | 1010 | 606,300 | 2021 | 1010 | 343,000 |
| | | | | | | | | | 1010 | 175,400 | | 1010 | 133,900 | | 1010 | 133,900 |
| | | | | | | | | | | | | | | | 1010 | 181,500 |
| | | | | | | | | Total | | 845,900 | Total | | 740,200 | Total | | 658,400 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-----------------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| 2022 | 5C | RESIDENTIAL EXEMPTION | | | | | | | | | | | | | | | | |
| | | | Total | | | | 0.00 | | | | | | | | | | | |

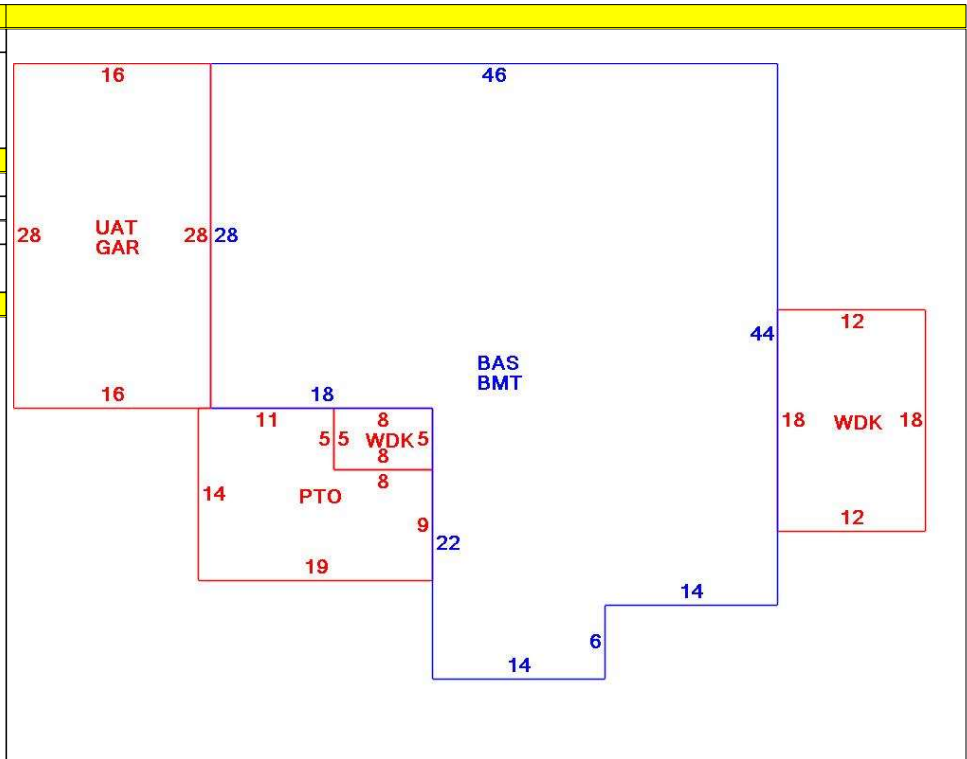
| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | | |
|------------------------|-----------|---|---------|-------------------------|-------------------------------|---------|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | |
| 0105 | | | | WBARNS | Appraised Bldg. Value (Card) | 504,400 | | |
| | | | | | Appraised Xf (B) Value (Bldg) | 59,900 | | |
| | | | | | Appraised Ob (B) Value (Bldg) | 181,500 | | |
| | | | | | Appraised Land Value (Bldg) | 191,400 | | |
| | | | | | Special Land Value | 0 | | |
| | | | | | Total Appraised Parcel Value | 937,200 | | |
| | | | | | Valuation Method | C | | |
| | | | | | Total Appraised Parcel Value | 937,200 | | |

| NOTES | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|-------|--|--|--|--|--|--|--|--|--|------------------------|----|------|----|----|-----------------------|
| | | | | | | | | | | Date | Id | Type | Is | Cd | Purpost/Result |
| | | | | | | | | | | 07-07-2021 | PK | 03 | | 16 | In Office Review |
| | | | | | | | | | | 07-23-2020 | SR | 01 | | 02 | Bldg Permit Completed |
| | | | | | | | | | | 04-28-2020 | LS | | | FR | Field Review |
| | | | | | | | | | | 02-19-2020 | SR | 01 | | 02 | Bldg Permit Completed |
| | | | | | | | | | | 03-20-2019 | SR | 01 | | 02 | Bldg Permit Completed |
| | | | | | | | | | | 08-06-2018 | SR | 02 | | 13 | CALL BACK |
| | | | | | | | | | | 10-18-2013 | MW | 02 | | 13 | CALL BACK |

| BUILDING PERMIT RECORD | | | | | | | | | | LAND LINE VALUATION SECTION | | | | | |
|------------------------|------------|------|-----------------|---------|------------|--------|------------|---------------------------------|--|-----------------------------|----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpost/Result |
| 20-900 | 05-27-2020 | 815 | Family Apt no C | 0 | 06-30-2020 | 100 | 06-30-2020 | CERTIFIACE OF OCCUPANC | | 07-07-2021 | PK | 03 | | 16 | In Office Review |
| 20-1233 | 05-21-2020 | 833 | Shd-Res-under | 0 | 07-23-2020 | 100 | 06-30-2020 | install an 8x10 shed | | 07-23-2020 | SR | 01 | | 02 | Bldg Permit Completed |
| 20-853 | 03-17-2020 | 833 | Shd-Res-under | 0 | 07-23-2020 | 100 | 06-30-2020 | 12X16 | | 04-28-2020 | LS | | | FR | Field Review |
| 19-2215 | 08-07-2019 | 824 | New Cons1-2fa | 300,000 | 12-19-2019 | 100 | 06-30-2020 | Build a nw three bedroom 2 ba | | 02-19-2020 | SR | 01 | | 02 | Bldg Permit Completed |
| 18-1025 | 04-12-2018 | 834 | Sheet Metal | 8,000 | 03-21-2018 | 100 | 06-30-2018 | intall hvac system all duck wor | | 03-20-2019 | SR | 01 | | 02 | Bldg Permit Completed |
| 18-59 | 01-31-2018 | 824 | New Cons1-2fa | 108,000 | 03-21-2018 | 100 | 06-30-2019 | Phased Project: Build a one be | | 08-06-2018 | SR | 02 | | 13 | CALL BACK |
| 201004549 | 10-19-2010 | DW | Dwelling | 70,000 | 06-10-2014 | 0 | | DW PERMIT EXPIRED 2011: | | 10-18-2013 | MW | 02 | | 13 | CALL BACK |

| 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 | 5 | 1.000 | AC 176,344.00 | 1.00000 | 1.0000 | 5 | 1.00 | 0105 | 1.000 | | 1.0000 | 176,344 | 176,300 |
| 1 | 1010 | Single Fam M-0 | RF | 5 | 1.060 | AC 14,250.00 | 1.00000 | 1.0000 | 0 | 1.00 | 0105 | 1.000 | | 1.0000 | 14,250 | 15,100 |
| Total Card Land Units | | | | | 2.06 | AC | Parcel Total Land Area | | | | | 2.06 | Total Land Value | | | 191,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | C | Average | | | |
| 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 | 11 | Ceram Clay Til | | | |
| 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 | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | Y | Apt here | | | |
| Foundation Alt | 01 | Poured Conc. | | | |
| Rms Prts | | | | | |
| Bath Split | 20 | 2 Full-0 Half | | | |
| | | | CONDO DATA | | |
| | | | Parcel Id | C | Ownr 0.0 |
| | | | | B | S |
| | | | Adjust Type | Code | Description |
| | | | Condo Flr | | |
| | | | Condo Unit | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 514,665 |
| | | | Year Built | | 2019 |
| | | | Effective Year Built | | 2017 |
| | | | Depreciation Code | | A |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | 2 |
| | | | Functional Obsol | | 0 |
| | | | External Obsol | | 0 |
| | | | Trend Factor | | 1 |
| | | | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | 98 |
| | | | RCNLD | | 504,400 |
| | | | 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 | 81 | 20.00 | 2018 | | 98 | | 0.00 | 3,400 |
| GAR4 | Det Gar-w/FU | L | 784 | 120.00 | 2017 | | 98 | A | 1.58 | 145,700 |
| BMT1 | Basement-Unfi | L | 504 | 28.00 | 2017 | | 98 | | 0.00 | 17,900 |
| GAR | Attached Gara | B | 448 | 40.00 | 2019 | | 98 | | 0.00 | 16,900 |
| BMT | Basement-Unfi | B | 1,820 | 26.01 | 2019 | | 98 | | 0.00 | 40,500 |
| FPLG | Gas Fireplace- | B | 1 | 2500.00 | 2019 | | 98 | | 0.00 | 2,500 |
| WDC | Wood Decking | L | 216 | 20.00 | 2019 | | 100 | | 0.00 | 4,900 |
| WDC | Wood Deck w/ | L | 40 | 18.00 | 2019 | | 100 | | 0.00 | 2,300 |
| PAT2 | Patio-Good | L | 226 | 9.94 | 2020 | | 100 | | 0.00 | 2,400 |
| SHED | Shed | L | 80 | 18.00 | 2020 | | 100 | | 0.00 | 1,400 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,820 | 1,820 | 1,820 | 275.96 | 502,247 |
| BMT | Basement Area | 0 | 1,820 | 0 | 0.00 | 0 |
| GAR | Attached Garage | 0 | 448 | 0 | 0.00 | 0 |
| PTO | Patio | 0 | 226 | 0 | 0.00 | 0 |
| UAT | Attic, Unfinished | 0 | 448 | 45 | 27.72 | 12,418 |
| WDK | Wood Deck | 0 | 256 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 1,820 | 5,018 | 1,865 | | 514,665 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-----------------------------|--|------|------------------|-------------|----------|--------------------|------|----------|----------|---------------------------------|
| NICKULAS, ERIC D & MEGHAN M | | | | | | Description | Code | Assessed | Assessed | 801 FY2024 BARNSTABLE, MA |
| 240 THE PLAINS ROAD | | | | | | RESIDNTL | 1010 | 745,800 | 745,800 | |
| WEST BARNSTA MA 02668 | | | | | | RES LAND | 1010 | 191,400 | 191,400 | VISION |
| SUPPLEMENTAL DATA | | | | | | Total | | | | |
| Alt Prcl ID | | | Plan Ref. 613/83 | | | | | | | |
| Split Zonin | | | Land Ct# | | | | | | | |
| BID Parcel | | | #SR JENKINS LANE | | | | | | | |
| ResExpt Q YES: | | | Life Estate | | | | | | | |
| #DL 1 LOT 2 | | | PP STATU | | | | | | | |
| #DL 2 | | | Assoc Pid# | | | | | | | |
| GIS ID F_961772_2714167 | | | | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|-----------|-----|-----|-----------|----|--------------------------------|------|----------|-------|------|----------|
| | | | | | | | | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | 2023 | 1010 | 670,500 | 2022 | 1010 | 606,300 |
| | | | | | | | | | 1010 | 175,400 | | 1010 | 133,900 |
| | | | | | | | | Total | | 845,900 | Total | | 740,200 |
| | | | | | | | | Total | | | Total | | 658,400 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | APPRAISED VALUE SUMMARY | | | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|-------------------------|----------|---|--|---------------------------------------|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | This signature acknowledges a visit by a Data Collector or Assessor | | | | | |
| | | | | | | | | | Appraised Bldg. Value (Card) 504,400 | | | | | |
| Total | | | | | | | | | Appraised Xf (B) Value (Bldg) 59,900 | | | | | |
| Nbhd | | | Nbhd Name | | | | B | | | | Appraised Ob (B) Value (Bldg) 181,500 | | | |
| 0105 | | | | | | | Tracing | | | | Appraised Land Value (Bldg) 191,400 | | | |
| | | | | | | | Batch | | | | Special Land Value 0 | | | |
| | | | | | | | WBARNS | | | | Total Appraised Parcel Value 937,200 | | | |
| | | | | | | | | | | | Valuation Method C | | | |
| | | | | | | | | | | | Total Appraised Parcel Value 937,200 | | | |

| 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 |
| | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | |
| Total Card Land Units | | | | | Parcel Total Land Area | | | | | Total Land Value | | | | | | |

| CONSTRUCTION DETAIL | | | | | | CONSTRUCTION DETAIL (CONTINUED) | | | | | |
|---|-------------|----------------|------------|------------|-----------|---------------------------------|------|-------------|------------|-------------|-----|
| Element | Cd | Description | | | | Element | Cd | Description | | | |
| Style | 01 | Ranch | | | | | | | | | |
| Model | 01 | Residential | | | | | | | | | |
| Grade: | C | Average | | | | | | | | | |
| Stories | 1 | 1 Story | | | | | | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | | CONDO DATA | | | | | |
| Exterior Wall 2 | | | | | | Parcel Id | | C | | Ownr | 0.0 |
| Roof Structure | 03 | Gable/Hip | | | | | | B | | S | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | | Adjust Type | Code | Description | Factor% | | |
| Interior Wall 1 | 05 | Drywall | | | | Condo Flr | | | | | |
| Interior Wall 2 | | | | | | Condo Unit | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | | COST / MARKET VALUATION | | | | | |
| Interior Floor 2 | 11 | Ceram Clay Til | | | | Building Value New | | | | | |
| Heat Fuel | 03 | Gas | | | | Year Built | | | | | |
| Heat Type | 04 | Hot Air | | | | Effective Year Built | | | | | |
| AC Type | 03 | Central | | | | Depreciation Code | | | | | |
| Bedrooms | 03 | 3 Bedrooms | | | | Remodel Rating | | | | | |
| Full Baths | 2 | | | | | Year Remodeled | | | | | |
| Half Baths | 0 | | | | | Depreciation % | | | | | |
| Extra Fixtures | | | | | | Functional Obsol | | | | | |
| Total Rooms | 5 | | | | | External Obsol | | | | | |
| Bath Style | | | | | | Trend Factor | | | | | |
| Kitchen Style | | | | | | Condition | | | | | |
| Occupancy | | | | | | Condition % | | | | | |
| Usrflid 105 | | | | | | Percent Good | | | | | |
| Accessory Apt | Y | Apt here | | | | RCNLD | | | | | |
| Foundation Alt | 01 | Poured Conc. | | | | Dep % Ovr | | | | | |
| Rms Prts | | | | | | Dep Ovr Comment | | | | | |
| Bath Split | 20 | 2 Full-0 Half | | | | 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 | |
| SHED | Shed | L | 192 | 18.00 | 2020 | | 100 | | 0.00 | 3,500 | |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | | |
| | | | | | | | | | | | |
| Ttl Gross Liv / Lease Area | | | | | | | | | | | |