

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
NAHILL, RICHARD & KAREN 16 SURRY DRIVE COHASSET MA 02655				1	Level	6	Septic	1	Paved			Description	Code	Assessed	Assessed
						4	Gas					RESIDENTL	1010	390,900	390,900
						2	Public Water			RES LAND	1010	471,000	471,000		
SUPPLEMENTAL DATA												Total 861,900 861,900			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 27 #DL 2 GIS ID F_964437_2693686						Plan Ref. Land Ct# 303848 (SH 2) #SR Life Estate PP STATU Assoc Pid#									

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)			
NAHILL, RICHARD & KAREN COREY, JOHN D JR & GLORIA J TENNEY, HARRY W & LIDA B				C127311	0	07-23-1992	Q	I	159,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				C110374	0	04-03-1987	Q	I	200,000	U	2023	1010	341,200	2022	1010	289,600	2021	1010	234,700
				C32601	0	05-06-1964	U		0			1010	331,500		1010	281,300		1010	255,800
Total												672,700	Total	570,900	Total	490,500			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0111			OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	347,500
Appraised Xf (B) Value (Bldg)	37,700
Appraised Ob (B) Value (Bldg)	5,700
Appraised Land Value (Bldg)	471,000
Special Land Value	0
Total Appraised Parcel Value	861,900
Valuation Method	C
Total Appraised Parcel Value	861,900

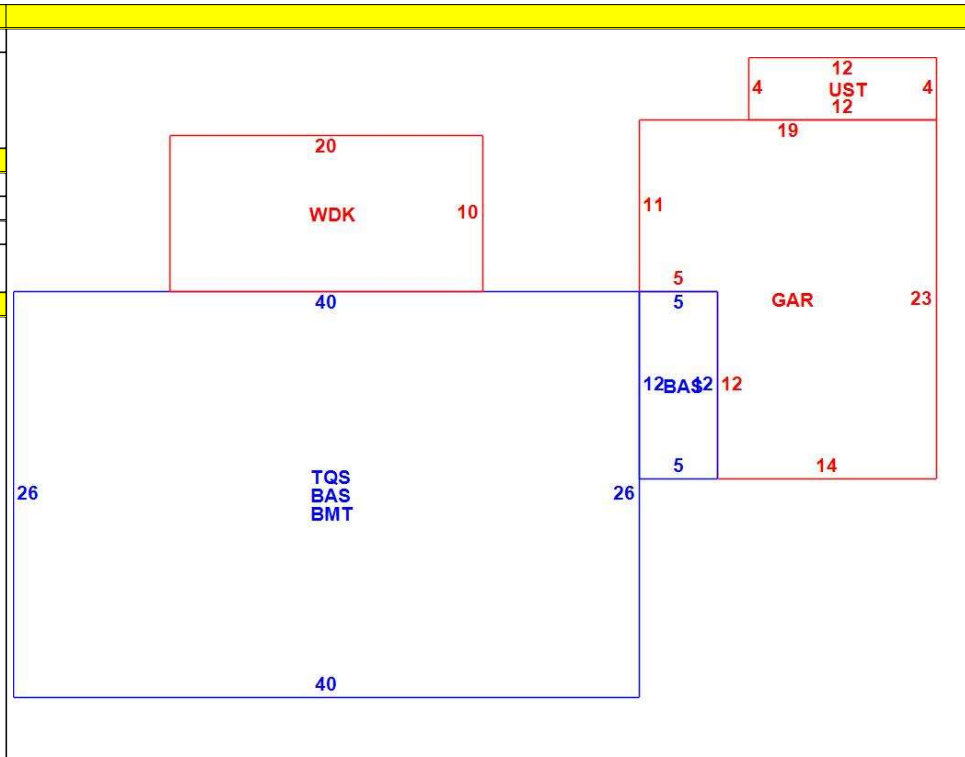
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-91	07-28-2022	809	Deck	10,000	06-13-2023	100	06-30-2023	Install new deck 10 x 20 with n	06-13-2023	SR	02		02	Bldg Permit Completed
EXPR-22-1	07-26-2022	835	Sid/Wind/Roof/	11,500	06-30-2023	100	06-30-2023	replace windows	11-23-2022	BM	22		22	Change of Address
TB-20-3518	12-17-2020	804	Addn Alt-Res	50,000	06-30-2021	100	06-30-2021	Kitchen remodel & replace dini	09-13-2021	SR	02		02	Bldg Permit Completed
									06-04-2020	WD			FR	Field Review
									08-01-2017	MS	02		14	Cyclical Inspection
									07-30-2014	JR	03		16	In Office Review
									04-24-2008	PT	02		14	Cyclical Inspection

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	RC	3	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0110	3.100		1.0000	1,385,164
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			471,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	457,196
Year Built	1964
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	76
RCNLD	347,500
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1990		76		0.00	4,600
GAR	Attached Gara	B	377	40.00	1990		76		0.00	11,800
UST	Utility Storage-	B	48	17.11	1990		76		0.00	600
BMT	Basement-Unfi	B	1,040	26.01	1990		76		0.00	20,700
WDC	Deck composit	L	200	24.00	2023		100		0.00	5,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	257.43	283,173
BMT	Basement Area	0	1,040	0	0.00	0
GAR	Attached Garage	0	377	0	0.00	0
TQS	Three Quarter Story	676	1,040	676	167.33	174,023
UST	Utility Enclosure	0	48	0	0.00	0
WDC	Wood Deck	0	200	0	0.00	0
Ttl Gross Liv / Lease Area		1,776	3,805	1,776		457,196

