

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENJAMINSEN, ROBERT C & BLUE,								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
21 NICKERSON ROAD								RESIDNTL	1020	424,200	424,200	
COTUIT MA 02635												
SUPPLEMENTAL DATA												
Alt Prcl ID						Plan Ref. 654/97,654/95						VISION
Split Zonin						Land Ct#						
BID Parcel						#SR						
ResExpt Q						Life Estate						
#DL 1 UNIT 3						PP STATU						
#DL 2 BLDG 3						Assoc Pid#						
									Total	424,200	424,200	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BENJAMINSEN, ROBERT C & BLUE, LINDA							34118	338	05-17-2021	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed		
OBRIEN, SHAWN E							34078	318	05-04-2021	U	I	1	1F	2023	1020	351,200	2022	1020	230,100		
MOORE, REBECCA L TR							29228	0318	10-27-2015	Q	I	200,000	00						2021	1020	181,800
NICKERSON ROAD REALTY LLC							28346	0169	08-26-2014	U	I	725,000	1							1020	2,500
									Total					351,200	Total		230,100	Total		184,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

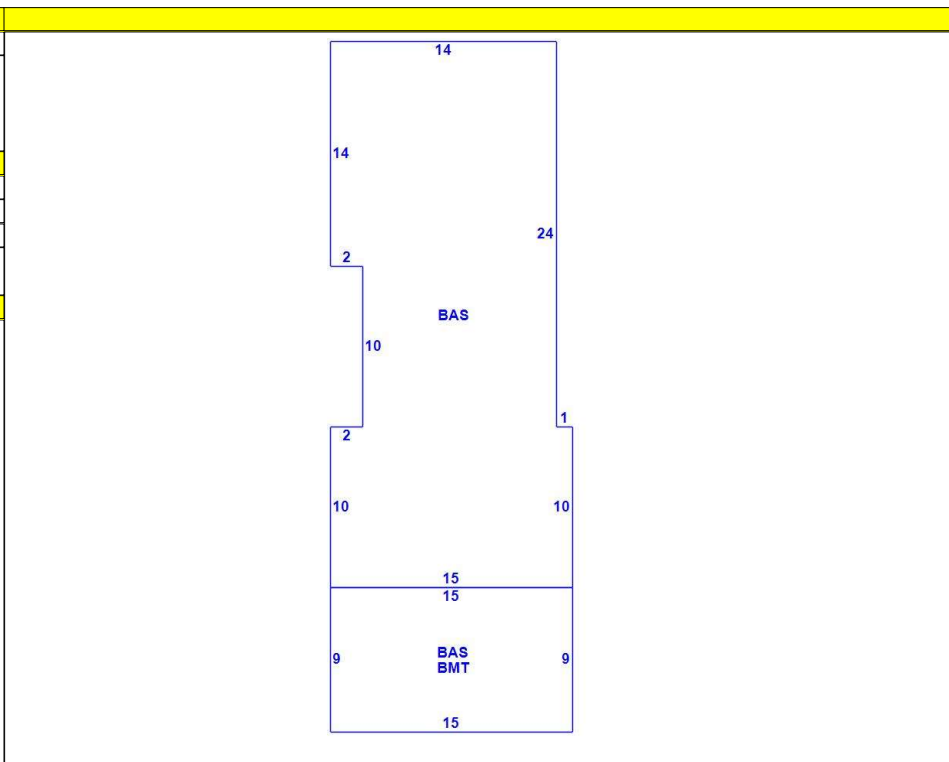
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0001			COTUIT		Appraised Bldg. Value (Card)						411,300
					Appraised Xf (B) Value (Bldg)						10,400
					Appraised Ob (B) Value (Bldg)						2,500
					Appraised Land Value (Bldg)						0
					Special Land Value						0
					Total Appraised Parcel Value						424,200
					Valuation Method						C
					Total Appraised Parcel Value						424,200

NOTES													VISIT / CHANGE HISTORY					
													Date	Id	Type	Is	Cd	Purpost/Result
													11-17-2022	BM	22		22	Change of Address
													06-03-2020	DM			FR	Field Review
													05-08-2019	SR	02		03	Cycl Insp Comp
													04-29-2016	JR	03		20	Sale Review
													08-27-2014	TP	03		16	In Office Review
													01-27-2014	JR	03		16	In Office Review
													03-25-2013	RB	03		03	Cycl Insp Comp

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
EXPR-23-2	03-01-2023	835	Sid/Wind/Roof/	4,000		100		WEATHERIZATION, AIR SEA		11-17-2022	BM	22		22	Change of Address
200803136	06-11-2008	NR	New Roof	9,185	06-30-2008	100	06-30-2008	REROOF STRIPPING OLD		06-03-2020	DM			FR	Field Review
B32238	09-01-1988	AD	Addition	15,000	01-15-1989	100	06-30-1989	CO CARD 3		05-08-2019	SR	02		03	Cycl Insp Comp
B30759	05-01-1987	AD	Addition	16,500	01-15-1988	100	06-30-1988	CO ADD'N.		04-29-2016	JR	03		20	Sale Review
B18731	10-01-1976	DW	Dwelling	0	01-15-1978	100	06-30-1978	CO 1 1/2S		08-27-2014	TP	03		16	In Office Review
										01-27-2014	JR	03		16	In Office Review
										03-25-2013	RB	03		03	Cycl Insp Comp

LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
1	102U	Condominium M	RF	2		0 SF	124,000.00	1.00000	5	1.00	0001	1.000			0.0000	124,000			
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	107466	C 115
Interior Wall 2				COTUIT PORT	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2	14	Carpet	Condo Flr		Factor%
Heat Fuel	02	Oil	Condo Unit		100
Heat Type	05	Hot Water	COST / MARKET VALUATION		
AC Type	01	None	Building Value New		447,096
Bedrooms	01	1 Bedroom	Year Built		1940
Full Baths	1	1 Full	Effective Year Built		2009
Half Baths	0		Depreciation Code		E
Extra Fixtures			Remodel Rating		
Total Rooms	2		Year Remodeled		
Bath Style			Depreciation %		8
Kitchen Style			Functional Obsol		0
Master Deed L	677	1 Full-0 Half	External Obsol		0
Bath Split	10	Blk/Pour Ftgs	Trend Factor		1
Foundation	09		Condition		
AC Type Alt			Condition %		
Sewer Occupan			Percent Good		92
			Cns Sect Rcnd		411,300
			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
FPL1	Fireplace 1 sto	B	1	5000.00	2009		92		0.00	4,600
BMT	Basement-Unfi	B	135	26.01	2009		92		0.00	5,800
SHED	Shed	L	144	18.00	2018		98		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	601	601	601	743.92	447,096
BMT	Basement Area	0	135	0	0.00	0
Ttl Gross Liv / Lease Area		601	736	601		447,096

