

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NICASTRO, MARIAN W								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
68 SCREECHAM WAY								RESIDENTL	1010	338,600	338,600	
COTUIT MA 02635								RES LAND	1010	299,800	299,800	
SUPPLEMENTAL DATA												<b>VISION</b>
Alt Prcl ID						Plan Ref. 340/66		Total				
Split Zonin						Land Ct#		638,400				
ResExpt Q YES: LOT 16						Life Estate		638,400				
#DL 1						PP STATU						
#DL 2						Assoc Pid#						
GIS ID F_945360_2690762												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NICASTRO, MARIAN W				11166	0220	01-14-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICASTRO, JOSEPH & MARIAN W				11145	0295	12-31-1997	Q	I	219,000	00	2023	1010	342,500	2022	1010	292,900	2021	1010	257,800
CARTMILL, DAVID R & DIANNE B				5490	0231	12-15-1986	Q	I	225,565	U		1010	296,600		1010	190,000		1010	201,900
ROSS, ROBERT E				4668	0166	08-15-1985	Q	I	189,000	U								1010	2,700
ARCHIBALD, WILLIAM & THOMAS TRS				3001	0007	10-19-1979	U		0										
Total											639,100	Total	482,900	Total	462,400				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
2016	5C	RESIDENTIAL EXEMPTION	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0108			COTUIT					

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	279,700		
												Appraised Xf (B) Value (Bldg)	56,200		
												Appraised Ob (B) Value (Bldg)	2,700		
												Appraised Land Value (Bldg)	299,800		
												Special Land Value	0		
												Total Appraised Parcel Value	638,400		
												Valuation Method	C		
												Total Appraised Parcel Value	638,400		

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
19-1215	05-13-2019	835	Sid/Wind/Roof/	5,000		100		Replace slider and front door		05-27-2020	DM			FR	Field Review
19-154	01-15-2019	822	Insulation	3,500		100		12" R38 FBGto 135 sq ft dam		06-04-2015	GC	03		16	In Office Review
B23586	10-01-1981	DW	Dwelling	0	01-15-1982	100	12-31-1982	CO 1 1/2S		09-23-2013	SR	01		03	Cycl Insp Comp
										09-15-2011	JR	03		20	Sale Review
										03-28-2005	PT	02		01	Meas/Est

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	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800			
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value					299,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Fir				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		325,234
Year Built		1981
Effective Year Built		2001
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		14
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		86
RCNLD		279,700
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
FPL3	Fireplace 2 sto	B	1	7000.00	2003		86		0.00	6,000
PAT2	Patio-Good	L	352	9.94	1998		79		0.00	2,700
FEP	Enclosed porc	B	170	70.00	2003		86		0.00	9,800
GAR	Attached Gara	B	576	40.00	2003		86		0.00	17,600
BMT	Basement-Unfi	B	996	26.01	2003		86		0.00	22,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,032	1,032	1,032	202.26	208,732
BMT	Basement Area	0	996	0	0.00	0
FEP	Enclosed Porch	0	170	0	0.00	0
FUS	Upper Story	576	576	576	202.26	116,502
GAR	Attached Garage	0	576	0	0.00	0
PTO	Patio	0	352	0	0.00	0
Ttl Gross Liv / Lease Area		1,608	3,702	1,608		325,234

