

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NICKERSON, JANET L PO BOX 540 COTUIT MA 02635		2 Above Street	2 Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 409,700 156,200	Assessed 409,700 156,200
		4 Gas	1 Paved						
		6 Septic							
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 37 #DL 2 GIS ID F_944579_2693893			Plan Ref. TUBE 167 Land Ct# #SR Life Estate PP STATU Assoc Pid#			Total 565,900 565,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NICKERSON, JANET L		33420 0248	10-13-2020	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
NICKERSON, STEPHEN L & JANET L		29610 0239	04-28-2016	Q	I	307,000	00	2023	1010	352,500	2022	1010	307,600
ELIADIS, NESTOR & FANOULA		19280 0332	11-24-2004	U	I	100	1A		1010	142,000		1010	105,200
ELIADIS, STAMATIS & CONSTANCE		19280 0330	11-24-2004	U	I	100	1A					1010	7,700
ELIADIS, STAMATIS & CONSTANCE		3288 0119	05-18-1981	U		0		Total		494,500	Total		412,800
								Total			Total		355,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2018	5C	RESIDENTIAL EXEMPTION	0.00				
2024	22D	VET (SERVICE RELATED)	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	359,800
Appraised Xf (B) Value (Bldg)	42,200
Appraised Ob (B) Value (Bldg)	7,700
Appraised Land Value (Bldg)	156,200
Special Land Value	0
Total Appraised Parcel Value	565,900
Valuation Method	C
Total Appraised Parcel Value	565,900

NOTES							

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
18-2476	08-01-2018	835	Sid/Wind/Roof/	4,650		100		(1) Replacement Door	08-07-2023	EG	03		16	In Office Review
17-1020	04-14-2017	882	Det Gar - Res	6,500	05-11-2018	0		CANCELLED - 16x20 Carport	07-29-2022	EG	03		16	In Office Review
16-2041	08-09-2016	822	Insulation	2,292	06-30-2017	100	06-30-2017	Install 12" Cellulose to 1104' o	09-08-2021	JD	03		16	In Office Review
B22538	09-01-1980	DW	Dwelling	0	01-15-1982	100	06-30-1982	CO 1 STOR	08-30-2021	JD	03		16	In Office Review
									07-28-2020	PK	03		16	In Office Review
									05-27-2020	DM			FR	Field Review
									08-20-2019	JD	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	0.470	AC	176,344.00	1.88432	1.0000	5	1.00	0105	1.000		1.0000	332,285	156,200

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	25	Vinyl Siding			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 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	399,779
Year Built	1980
Effective Year Built	2006
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	359,800
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	2008		90		0.00	4,500
WDC	Wood Decking	L	196	20.00	1998		58		0.00	2,700
GAR	Attached Gara	B	308	40.00	2008		90		0.00	12,200
BMT	Basement-Unfi	B	1,104	26.01	2008		90		0.00	25,500
SHED	Shed	L	96	18.00	2017		96		0.00	1,700
SHD2	Shed w/Elec	L	96	26.00	2017		96		0.00	2,400
PAT1	Patio- Average	L	140	5.89	2017		98		0.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	329.31	363,555
BMT	Basement Area	0	1,104	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
PTO	Patio	0	140	0	0.00	0
UAT	Attic, Unfinished	0	1,104	110	32.81	36,224
WDK	Wood Deck	0	196	0	0.00	0
Ttl Gross Liv / Lease Area		1,104	3,956	1,214		399,779

