

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
NICKERSON, GARYA & KAREN M TR NICKERSON 2019 LIVING TRUST PO BOX 301 OSTERVILLE MA 02655		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	693,400	693,400	
			6 Septic			RES LAND	1010	262,700	262,700	
SUPPLEMENTAL DATA						Total		956,100	956,100	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q YES:		Land Ct# 27801-A (SH 1)						
#DL 1 LOT 47		#DL 2		#SR						
GIS ID F_967811_2698882		Assoc Pid#		Life Estate						
				PP STATU						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NICKERSON, GARYA & KAREN M TRS		C221521	0	12-30-2019	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
NICKERSON, GARYA & KAREN M		C212655	0	04-24-2017	Q	I	490,000	00	2023	1010	549,400	2022	1010	508,000	
ETCHELLS, MARIE TR		C166249	0	08-14-2002	U	I	1	1F		1010	259,900		1010	166,500	
ETCHELLS, MARIE		C136617	0	03-15-1995	Q	V	85,000	00					1010	9,300	
FLOOD, JACQUELINE H		C64417	0	05-12-1975	U		0								
		Total								809,300	Total		674,500	Total	
														620,700	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2019	5C	RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				CENVIL	Appraised Bldg. Value (Card)	614,100	
					Appraised Xf (B) Value (Bldg)	70,000	
					Appraised Ob (B) Value (Bldg)	9,300	
					Appraised Land Value (Bldg)	262,700	
					Special Land Value	0	
					Total Appraised Parcel Value	956,100	
					Valuation Method	C	
					Total Appraised Parcel Value	956,100	

NOTES								VISIT / CHANGE HISTORY								
								Date	Id	Type	Is	Cd	Purpost/Result			
								06-23-2020	LS			FR	Field Review			
								08-02-2018	GC	03		16	In Office Review			
								04-13-2018	RB	03		16	In Office Review			
								06-09-2017	TR	22		22	Change of Address			
								06-02-2016	KM	02		03	Cycl Insp Comp			
								01-23-2012	RB	03		16	In Office Review			
								09-06-2011	RB	03		16	In Office Review			

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	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	
22602	04-25-1997	DW	Dwelling	260,000	06-22-1998	100	01-01-1998		1	1010	Single Fam M-0	RD-	3	0.420	AC	176,344.00	2.08655	1.0000	5	1.00	0108	1.700		1.0000	625,509.8	262,700

Total Card Land Units													0.42	AC	Parcel Total Land Area													0.42	Total Land Value													262,700
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Modern/Contemp			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
Exterior Wall 1	11	Clapboard	CONDO DATA		
Exterior Wall 2			Parcel Id		C Owne 0.0
Roof Structure	03	Gable/Hip			B S
Roof Cover	03	Asph/F Gls/Cmp	Adjust Type	Code	Description Factor%
Interior Wall 1	03	Plastered	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	14	Carpet	COST / MARKET VALUATION		
Interior Floor 2			Building Value New		697,896
Heat Fuel	03	Gas	Year Built		1997
Heat Type	04	Hot Air	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		A
Bedrooms	03	3 Bedrooms	Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures			Functional Obsol		0
Total Rooms	6	6 Rooms	External Obsol		0
Bath Style	02	Average	Trend Factor		1
Kitchen Style	02	Modernized	Condition		
Occupancy			Condition %		
UsrflId 105			Percent Good		88
Accessory Apt			RCNLD		614,100
Foundation Alt	01	Poured Conc.	Dep % Ovr		
Rms Prts			Dep Ovr Comment		
Bath Split	21	2 Full-1 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
WDC	Wood Deck w/	L	328	18.00	2004		70		0.00	4,100
FOP	Open Porch-ro	B	210	55.00	2006		88		0.00	8,100
GAR	Attached Gara	B	558	40.00	2006		88		0.00	17,600
BMT	Basement-Unfi	B	2,175	26.01	2006		88		0.00	42,100
GEN	Emergency Ge	L	1	5550.00	2016		94		0.00	5,200
FPLG	Gas Fireplace-	B	1	2500.00	2006		88		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	2,175	2,175	2,175	255.08	554,797
BMT	Basement Area	0	2,175	0	0.00	0
FOP	Open Porch	0	210	0	0.00	0
GAR	Attached Garage	0	558	0	0.00	0
UUS	Upper Story, Unfinished	0	660	561	216.82	143,099
WDC	Wood Deck	0	328	0	0.00	0
Ttl Gross Liv / Lease Area		2,175	6,106	2,736		697,896

