

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NICKERSON, MARK STEPHEN & AN 100 CAPN CARLETONS ROAD COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	321,300	321,300
			6 Septic			RES LAND	1010	274,100	274,100
SUPPLEMENTAL DATA									
Alt Prcl ID		Split Zonin		Plan Ref. 134/41					
BID Parcel		ResExpt Q NO APP:		Land Ct#					
#DL 1 LOT 26		#DL 2		Life Estate					
GIS ID F_941009_2682798		Assoc Pid#							
						Total		595,400	595,400

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NICKERSON, MARK STEPHEN & ANNMA JEVDET, MARY N JEVDET, MARY		34419 313	08-27-2021	Q	I	485,000	00	Year	Code	Assessed	Year	Code	Assessed			
		11740 0196	10-02-1998	U	I	0	1A	2023	1010	286,600	2022	1010	225,900			
		P64772 0	03-15-1983	U		0			1010	271,200	2021	1010	173,700			
								Total		557,800	Total		399,600	Total		371,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	292,100
Appraised Xf (B) Value (Bldg)	27,900
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	274,100
Special Land Value	0
Total Appraised Parcel Value	595,400
Valuation Method	C
Total Appraised Parcel Value	595,400

NOTES							

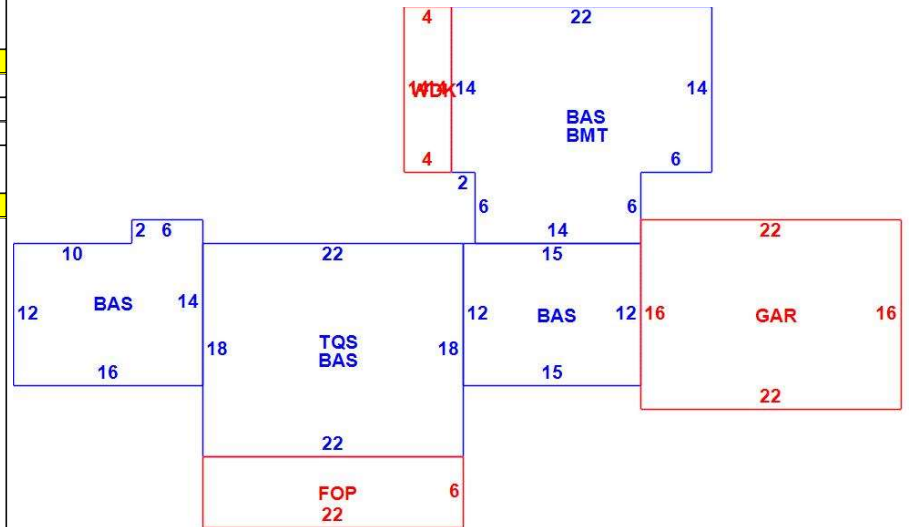
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDR-22-42	06-21-2022	809	Deck	4,650	06-21-2023	60		Covered porch/deck farmers p	06-21-2023	SR	01		13	CALL BACK	
BLDR-21-14	12-16-2021	804	Addn Alt-Res	20,000	06-21-2023	30		adding a dormer with 2 windo	08-08-2022	SR	02		13	CALL BACK	
EXPR-21-1	10-20-2021	835	Sid/Wind/Roof/	25,000	06-30-2022	100	06-30-2022	roof and siding	09-16-2021	BM	02		03	Cycl Insp Comp	
74577	02-06-2004	AD	Addition	50,000	11-22-2004	100	01-01-2005	FAM RM-RENOS	06-04-2020	DM			FR	Field Review	
									03-27-2014	JR	03		16	In Office Review	
									12-14-2012	RB	03		03	Cycl Insp Comp	
									09-17-2012	RB	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	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0108	1.700		1.0000	498,401.0	274,100

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		384,372
Year Built		1965
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		292,100
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
FPLG	Gas Fireplace	B	1	2500.00	1990		76		0.00	1,900
WDC	Wood Deck w/	L	56	18.00	1994		50		0.00	1,300
GAR	Attached Gara	B	352	40.00	1990		76		0.00	11,300
BMT	Basement-Unfi	B	392	26.01	1990		76		0.00	10,700
FOP	Open Porch-ro	B	132	55.00	1990		60		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,172	1,172	1,172	268.98	315,245
BMT	Basement Area	0	392	0	0.00	0
FOP	Open Porch	0	132	0	0.00	0
GAR	Attached Garage	0	352	0	0.00	0
TQS	Three Quarter Story	257	396	257	174.57	69,128
WDC	Wood Deck	0	56	0	0.00	0
Ttl Gross Liv / Lease Area		1,429	2,500	1,429		384,373

