

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NICHOLS, GEORGE A & KELLY A TRS 293 HUCKINGS NECK ROAD TRUST 293 HUCKINS NECK ROAD  CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	424,000	424,000
			6 Septic			RES LAND	1010	174,000	174,000
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID			Plan Ref.						
Split Zonin			Land Ct# 20239-C						
BID Parcel			#SR						
ResExpt Q YES:			Life Estate						
#DL 1 LOT 88			PP STATU						
#DL 2			Assoc Pid#						
GIS ID F_976377_2708643						Total 598,000 598,000			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICHOLS, GEORGE A & KELLY A TRS		C218464	0	01-24-2019	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed
NICHOLS, GEORGE A		822799	0	01-26-2001	U	I	0	1A	2023	1010	365,700	2022	1010	316,400
NICHOLS, GEORGE A & MAUREEN E		6106531	0	03-28-1994	Q	I	111,000	U		1010	171,900		1010	122,200
ENTLER, DONALD		C100901	0	04-15-1985	Q	I	123,700	U					1010	2,400
MORIN, ALFRED L & PATRICIA A		C62640	0	08-26-1974	U		0		Total 537,600 Total 438,600 Total 383,300					

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2012	5C	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
0106			CENVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	367,000
Appraised Xf (B) Value (Bldg)	54,600
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	174,000
Special Land Value	0
Total Appraised Parcel Value	598,000
Valuation Method	C
Total Appraised Parcel Value	598,000

NOTES							

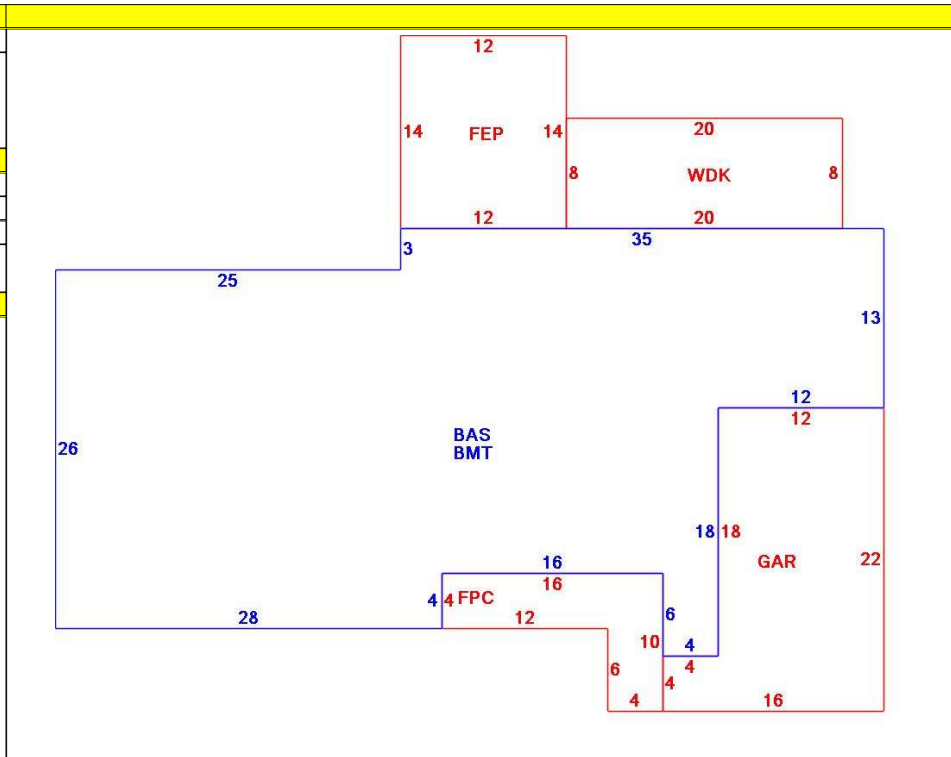
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
18-3731	11-13-2018	822	Insulation	4,600		100		Install insulation in the attic & c	04-21-2020	WD			FR	Field Review	
									11-05-2018	JB	03		16	In Office Review	
									09-21-2018	KM	22		22	Change of Address	
									12-19-2017	SR	02		03	Cycl Insp Comp	
									09-08-2017	JL	03		16	In Office Review	
									08-19-2016	TG	03		16	In Office Review	
									08-27-2015	TW	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	RD-	3	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0106	1.150		1.0000	543,615.6	174,000
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value				174,000

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	14	Wood Shingle			
Exterior Wall 2	13	T111 Siding			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
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 Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		453,114
Year Built		1976
Effective Year Built		1994
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		81
RCNLD		367,000
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	1996		81		0.00	4,100
WDC	Wood Decking	L	160	20.00	1997		56		0.00	2,400
FOPC	Open Prch-roo	B	88	55.00	1996		81		0.00	3,400
FEP	Enclosed porc	B	168	70.00	1996		81		0.00	9,200
GAR	Attached Gara	B	280	40.00	1996		81		0.00	10,300
BMT	Basement-Unfi	B	1,417	26.01	1996		81		0.00	27,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,417	1,417	1,417	319.77	453,114
BMT	Basement Area	0	1,417	0	0.00	0
FEP	Enclosed Porch	0	168	0	0.00	0
FPC	Open Porch Conc. Floor	0	88	0	0.00	0
GAR	Attached Garage	0	280	0	0.00	0
WDK	Wood Deck	0	160	0	0.00	0
Ttl Gross Liv / Lease Area		1,417	3,530	1,417		453,114

