Property Location 263 HUCKINS NECK ROAD | Map ID 252/ 131/ / / | Bldg Name | State Use 1010
Vision ID 18768 | Account # 164565 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 2/2/2024 5:47:56 PM

CURRENT OWNER

NADEAU, JAMES E & JOYCE A TRS
NADEAU FAMILY LIVING TRUST
263 HUCKINS NECK ROAD

CENTERVILLE MA 02632

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	4 Gas		
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	
Split Zonin		Land Ct#	20239-C (SH 6)
BID Parcel		#SR	
ResExpt Q	YES:	Life Estate	
#DL 1	LOT 85	PP STATU	
#DL 2			
GIS ID	F_976602_2708431	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	489,700	489,700
RES LAND	1010	177,000	177,000
Total		666,700	666,700

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
NADEAU, JAMES E & JOYCE A TRS	C203424	0	05-21-2014	U	I	100	1A
NADEAU, JAMES E & JOYCE A	C183928	0	08-22-2007	U	I	1	1A
NADEAU, JAMES E & JOYCE A TRS	C180160	0	05-26-2006	U	I	0	1A
NADEAU, JAMES E & JOYCE A	C88833	0	06-15-1982	Q	I	103,000	U

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	423,700	2022	1010	347,400	2021	1010	311,400
	1010	174,900		1010	124,400		1010	124,400
							1010	8,200
	Total	598,600		Total	471,800		Total	444,000

EXEMPTIONS

Year	Code	Description	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00
2024	22	VETERAN	0.00
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0106				CENVIL

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	439,500
Appraised Xf (B) Value (Bldg)	42,000
Appraised Ob (B) Value (Bldg)	8,200
Appraised Land Value (Bldg)	177,000
Special Land Value	0
Total Appraised Parcel Value	666,700
Valuation Method	C
Total Appraised Parcel Value	666,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201504515	07-20-2015	PV	Solar PV Syste	20,160	09-04-2015	100	06-30-2016	INSTALL 18 HYUNDAI 280 W
201503785	06-18-2015	NR	New Roof	7,280	06-30-2015	100	06-30-2016	REROOF (STRIPPING OLD S

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-28-2023	EG	03		16	In Office Review
08-09-2022	JO			16	In Office Review
08-09-2022	EG	03		16	In Office Review
08-18-2021	JD	03		16	In Office Review
01-22-2021	JD	03		16	In Office Review
04-21-2020	WD			FR	Field Review
08-05-2019	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	RD-	3	0.400	AC	176,344.00	2.18159	1.0000	5	1.00	0106	1.150		1.0000	442,411.8	177,000

Total Card Land Units 0.40 AC | Parcel Total Land Area 0.40 | Total Land Value 177,000

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C+	Average Plus
Stories	2	2 Stories
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	07	Gambrel
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2	14	Carpet
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	04	4 Bedrooms
Full Baths	2	
Half Baths	1	
Extra Fixtures		
Total Rooms	8	8 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

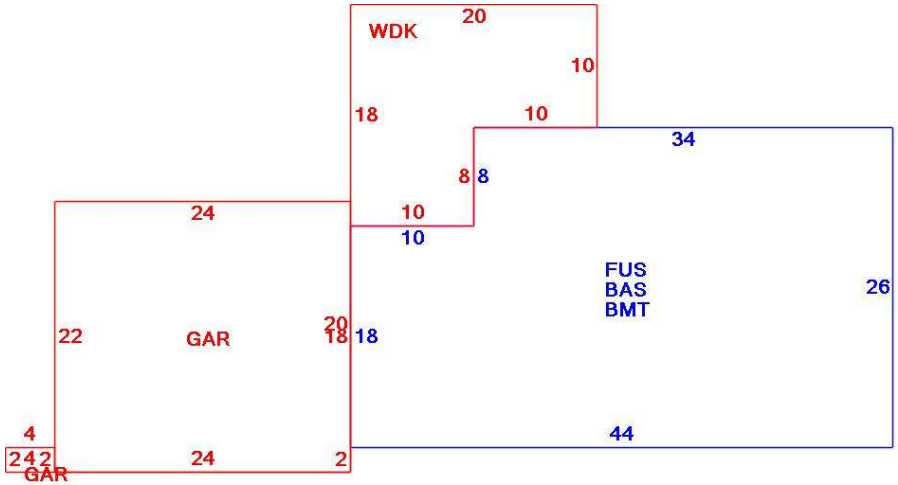
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	556,361
Year Built	1973
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	439,500
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1994		79		0.00	4,700
WDC	Wood Decking	L	280	20.00	1996		54		0.00	3,100
GAR	Attached Gara	B	536	40.00	1994		79		0.00	15,400
BMT	Basement-Unfi	B	1,064	26.01	1994		79		0.00	21,900
GEN	Emergency Ge	L	1	5550.00	2015		92		0.00	5,100
SOL1	Solar PV Pane	B	18	860.00	1994		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,064	1,064	1,064	261.45	278,181
BMT	Basement Area	0	1,064	0	0.00	0
FUS	Upper Story	1,064	1,064	1,064	261.45	278,181
GAR	Attached Garage	0	536	0	0.00	0
WDK	Wood Deck	0	280	0	0.00	0
	Ttl Gross Liv / Lease Area	2,128	4,008	2,128		556,362