

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NIKAS, JAMES M						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
141 CASTLEWOOD CIRCLE						RESIDNTL	1010	292,200	292,200	
HYANNIS MA 02601						RES LAND	1010	145,500	145,500	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 100 #DL 2 GIS ID F_981400_2706506				Plan Ref. 197/97 Land Ct# #SR Life Estate PP STATU Assoc Pid#		437,700				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NIKAS, JAMES M		13244 0198	09-18-2000	Q	I	134,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CIPRIANO, ANITA M		9848 0037	09-19-1995	U	I	1	A	2023	1010	251,300	2022	1010	216,700	2021	1010	170,900
CICERANO, MARY T ESTATE OF		9579 0343	03-07-1995	U		1	A		1010	132,300		1010	98,000		1010	98,000
CIPRIANO, ANITA M		P0068EP 0	02-15-1995	U	I	1	A								1010	7,000
CICERANO, MARY T		9388 0294	09-30-1994	U	I	1	A	Total		383,600	Total		314,700	Total		275,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int								
2010	5C	RESIDENTIAL EXEMPTION	0.00														
Total			0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0105				HYAN				
NOTES				Appraised Bldg. Value (Card)				257,200
				Appraised Xf (B) Value (Bldg)				28,000
				Appraised Ob (B) Value (Bldg)				7,000
				Appraised Land Value (Bldg)				145,500
				Special Land Value				0
				Total Appraised Parcel Value				437,700
				Valuation Method				C
				Total Appraised Parcel Value				437,700

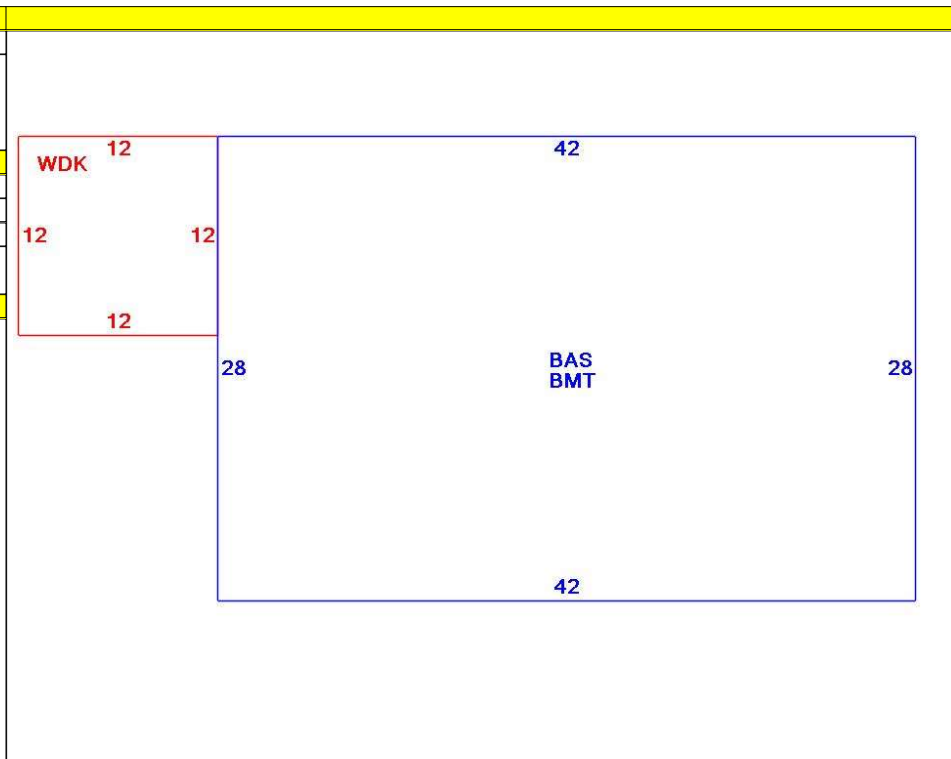
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
17-144	01-20-2017	835	Sid/Wind/Roof/	1,500		100		windows and reside		09-17-2020	CK	22		22	Change of Address
										04-27-2020	WD			FR	Field Review
										12-12-2016	KM	02		03	Cycl Insp Comp
										08-18-2015	TP	03		16	In Office Review
										06-07-2002	PT	01		00	Meas/Listed-Interior Acces
										09-15-1990	ML	01		00	Meas/Listed-Interior Acces

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	RC-	4	0.220 AC	176,344.00	3.75053	1.0000	5	1.00	0105	1.000		1.0000	661,378.1	145,500
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			145,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
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	10	1 Full-0 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	317,497
Year Built	1966
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	257,200
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
BMT	Basement-Unfi	B	1,176	26.01	1996		81		0.00	23,900
SHED	Shed	L	80	18.00	2016		94		0.00	1,400
PAT2	Patio-Good	L	64	9.94	2016		97		0.00	800
WDC	Deck composit	L	144	24.00	2019		100		0.00	4,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	269.98	317,497
BMT	Basement Area	0	1,176	0	0.00	0
WDC	Wood Deck	0	144	0	0.00	0
Ttl Gross Liv / Lease Area		1,176	2,496	1,176		317,497

