

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
NICHOLS, LARRY D & KAREN C 134 GRAY ST ARLINGTON MA 02174		1 Level	2 Public Water			Description	Code	Assessed	Assessed	
			4 Gas	1 Paved		RESIDNTL	1010	187,000	187,000	
			6 Septic			RES LAND	1010	261,600	261,600	
SUPPLEMENTAL DATA						Total				448,600
Alt Prcl ID		Split Zonin		Plan Ref. 500/10						
BID Parcel		ResExpt Q		Land Ct#						
#DL 1 LOT B		#DL 2		Life Estate						
GIS ID F_946985_2688741		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NICHOLS, LARRY D & KAREN C TRS		35895 116	07-18-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
NICHOLS, LARRY D & KAREN C		9212 0208	05-15-1994	U	I	1	1F	2023	1010	158,700	2022	1010	133,000
NICHOLS, LARRY D & KAREN C		3632 0242	12-15-1982	Q	I	45,000	U		1010	258,800	2021	1010	165,800
								Total		417,500	Total		298,800
								Total			Total		287,900

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				COTUIT	Appraised Bldg. Value (Card)	174,700	
					Appraised Xf (B) Value (Bldg)	10,700	
					Appraised Ob (B) Value (Bldg)	1,600	
					Appraised Land Value (Bldg)	261,600	
					Special Land Value	0	
					Total Appraised Parcel Value	448,600	
					Valuation Method	C	
					Total Appraised Parcel Value	448,600	

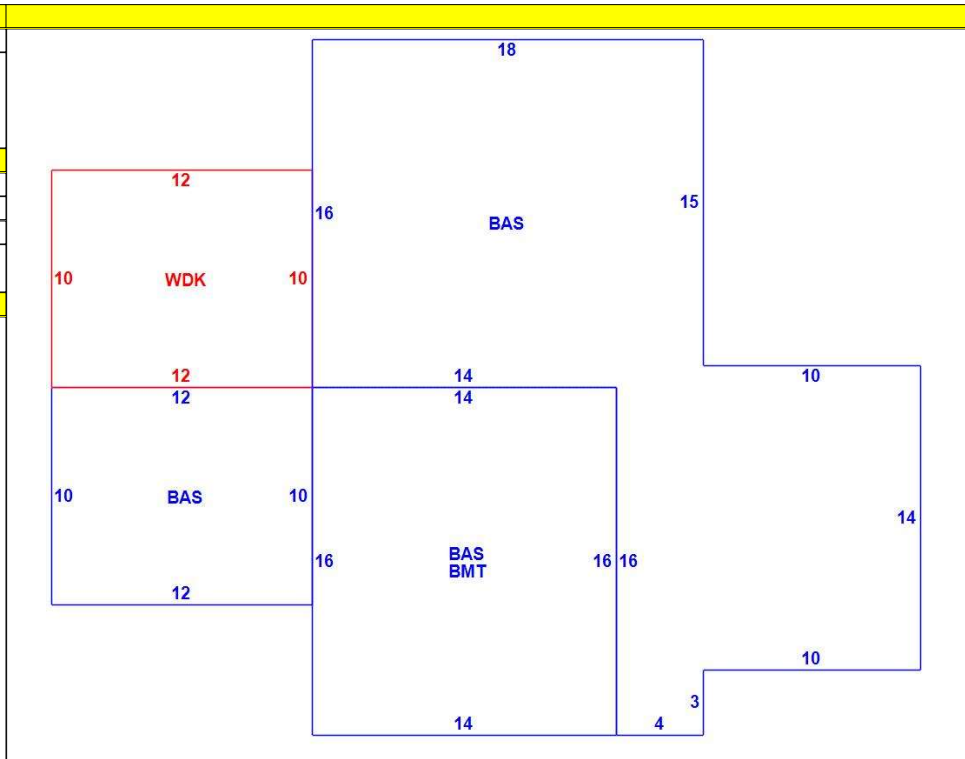
NOTES											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
											08-07-2023	WT	02		03	Cycl Insp Comp
											06-09-2020	WD			FR	Field Review
											04-22-2015	JR	03		03	Cycl Insp Comp
											07-11-2013	RB	03		03	Cycl Insp Comp
											06-14-2005	PT	02		01	Meas/Est
											08-23-2002	PT	02		01	Meas/Est
											05-29-1999	FS	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	RF	2	0.400 AC	176,344.00	2.18159	1.0000	5	1.00	0108	1.700			1.0000	654,006.9
Total Card Land Units					0.40 AC	Parcel Total Land Area					0.40	Total Land Value				261,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	05	Vinyl/Asphalt			
Interior Floor 2					
Heat Fuel	01	None			
Heat Type	01	None			
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	08	Mixed			
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		249,546
Year Built		1950
Effective Year Built		1981
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		70
RCNLD		174,700
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	1983		70		0.00	3,500
WDC	Wood Decking	L	120	20.00	1990		42		0.00	1,600
BMT	Basement-Unfi	B	224	26.01	1983		70		0.00	7,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	836	836	836	298.50	249,546
BMT	Basement Area	0	224	0	0.00	0
WDK	Wood Deck	0	120	0	0.00	0
Ttl Gross Liv / Lease Area		836	1,180	836		249,546

