

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NILSSON, DARLENE L & RALPH 124 NICHOLAS DRIVE LANCASTER MA 01523		1 Level	2 Public Water	1 Paved		Description RESIDENTL RES LAND	Code 1010 1010	Assessed 473,200 212,700	Assessed 473,200 212,700
			4 Gas						
			6 Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 8 #DL 2 GIS ID F_982389_2715426				Plan Ref. 179/67 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 685,900 685,900			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NILSSON, DARLENE L & RALPH		25418 0111	04-29-2011	Q	I	348,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ARRUDA, TIMOTHY J & NICHOLE P		23272 0144	11-18-2008	U	I	100	1F	2023	1010	401,700	2022	1010	290,600	2021	1010	221,200
PYY, NICOLE A		17893 0350	11-05-2003	Q	I	306,500	00		1010	193,400		1010	133,000		1010	135,000
ROSS, SHARON M &		8552 0093	05-15-1993	Q	I	1	U								1010	9,000
ROSS, SHARON &		8127 0344	07-15-1992	U	I	53,000	L	Total		595,100	Total		423,600	Total		365,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0107				BARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	449,900
Appraised Xf (B) Value (Bldg)	14,300
Appraised Ob (B) Value (Bldg)	9,000
Appraised Land Value (Bldg)	212,700
Special Land Value	0
Total Appraised Parcel Value	685,900
Valuation Method	C
Total Appraised Parcel Value	685,900

NOTES							

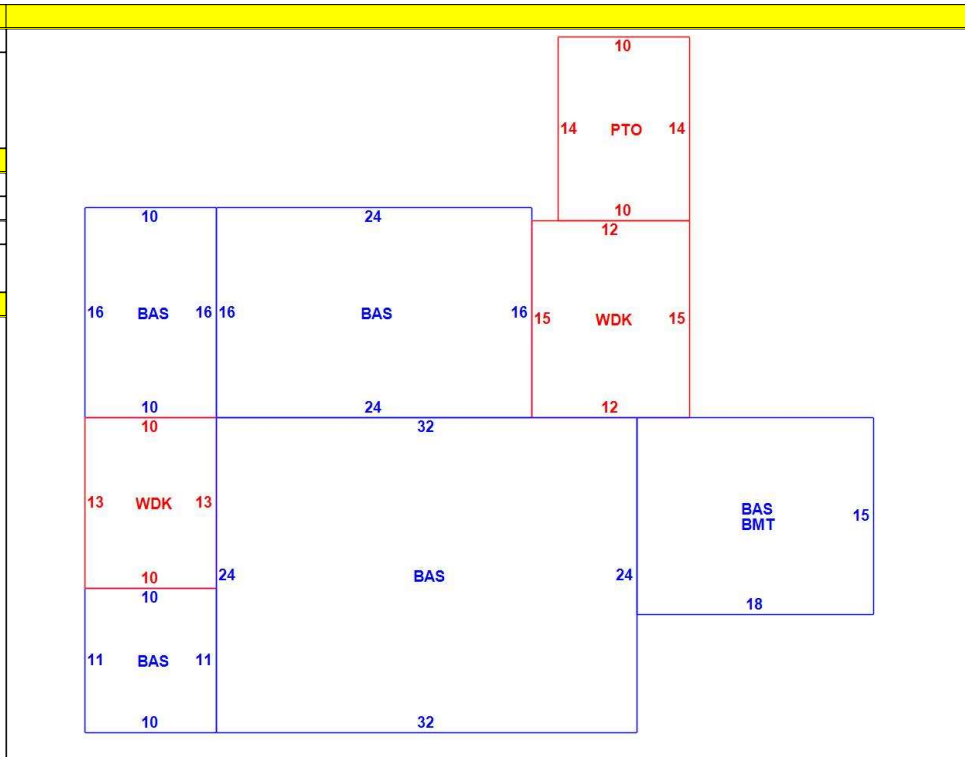
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	09-09-2021	835	Sid/Wind/Roof/	12,300	06-30-2022	100	06-30-2022	New roof shingles installation	03-29-2023	AG	22		22	Change of Address
BLDR-21-39	04-01-2021	804	Addn Alt-Res	89,000	03-21-2022	100	06-30-2022	Add 15x18 Three Season porc	03-21-2022	CK	02		02	Bldg Permit Completed
18-4162	01-03-2019	804	Addn Alt-Res	11,000	05-21-2019	100	06-30-2019	iINSTALL NEW GAS FIREPLA	05-07-2020	DM			FR	Field Review
200800534	01-31-2008	RE	Remodel	12,000	10-14-2008	100	06-30-2009	BTH REMODEL	08-06-2019	SR	01		02	Bldg Permit Completed
200705751	09-13-2007	AD	Addition	50,000	04-16-2008	100	06-30-2008	MUDRM & BDRM ADDNS	07-26-2016	SR	02		03	Cycl Insp Comp
51716	02-14-2001	NR	New Roof	1,500	01-01-2002	100		STRP & REROOF	02-07-2012	JR	03		20	Sale Review
23919	06-23-1997	AD	Addition	21,000	05-28-1998	100		16X24 HSE ADDN	11-14-2011	NF	02		20	Sale 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	RG	1	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0107	1.400		1.0000	625,562.7	212,700
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			212,700	

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					
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	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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	523,183
Year Built	1950
Effective Year Built	2001
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	449,900
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
WDC	Wood Decking	L	180	20.00	1996		54		0.00	2,400
WDC	Wood Deck w/	L	130	18.00	2004		70		0.00	2,500
PATS	Patio-Concrete	L	140	20.00	1996		77		0.00	2,500
SHED	Shed	L	120	18.00	2007		76		0.00	1,600
FPLG	Gas Fireplace-	B	2	2500.00	2003		86		0.00	4,300
BMT	Basement-Unfi	B	270	26.01	2002		86		0.00	10,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,692	1,692	1,692	309.21	523,183
BMT	Basement Area	0	270	0	0.00	0
PTO	Patio	0	140	0	0.00	0
WDK	Wood Deck	0	310	0	0.00	0
Ttl Gross Liv / Lease Area		1,692	2,412	1,692		523,183

