

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NICHOLS LAND AND TIMBER MANA				1 Level	1 All Public	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA		
2157 GIRARD AVENUE								RESIDNTL	1050	745,100	745,100			
WEST LAWN PA 19609				SUPPLEMENTAL DATA				RES LAND	1050	463,400	463,400	VISION		
Alt Prcl ID				Plan Ref. 376/63				Total					1,208,500	1,208,500
Split Zonin				Land Ct#										
BID Parcel				#SR										
ResExpt Q				Life Estate										
#DL 1 LOT 3				PP STATU										
#DL 2				Assoc Pid#										
GIS ID F_987434_2695160														

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NICHOLS LAND AND TIMBER MANAGEM	34564	294	10-13-2021	Q	I	1,295,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
VALENTGAS, GEORGE & ELLEN	33808	77	02-19-2021	U	I	660,000	1	2023	1050	664,500	2022	1050	320,000	2021	1050	273,800	
CAREY, JEANNE S TR	33204	0117	08-27-2020	U	I	1	1F		1050	545,500		1050	306,900		1050	327,400	
CAREY, JEANNE S	31547	0206	09-21-2018	U	I	1	1F	Total									602,700
CAREY, JEANNE S, TRUSTEE	30583	0076	06-23-2017	U	I	1	00	1,210,000			Total			626,900			

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						
0111				HYAN						
NOTES				Appraised Bldg. Value (Card)						636,900
				Appraised Xf (B) Value (Bldg)						104,500
				Appraised Ob (B) Value (Bldg)						3,700
				Appraised Land Value (Bldg)						463,400
				Special Land Value						0
				Total Appraised Parcel Value						1,208,500
				Valuation Method						C
				Total Appraised Parcel Value						1,208,500

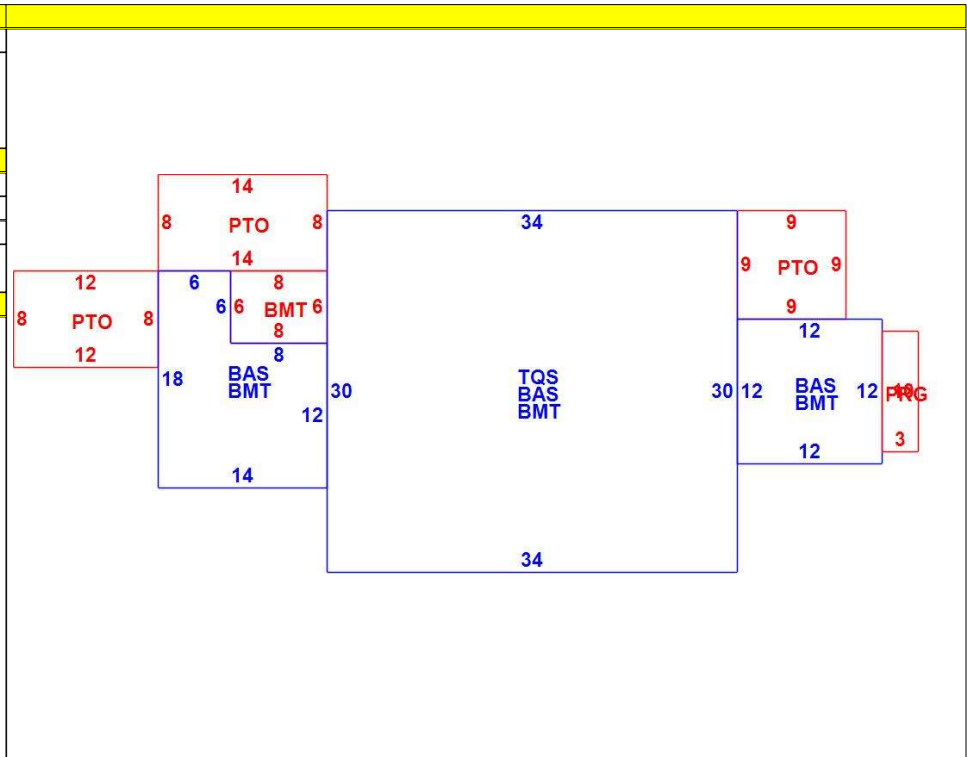
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-5	02-01-2022	835	Sid/Wind/Roof/	2,190	06-30-2022	100	06-30-2022	Insulation and Weatherization	06-03-2022	SR	02		02	Bldg Permit Completed
BLDC-21-50	03-17-2021	803	Addn Alt-Comm	105,000	06-03-2022	100	06-30-2022	Replacing windows and front	01-19-2022	BM	03		16	In Office Review
17-3974	11-27-2017	833	Shd-Res-under	0	06-03-2022	100	06-30-2022	8x12 Shed	05-08-2020	WD			FR	Field Review
201104987	09-19-2011	NR	New Roof	6,000	06-30-2012	100	06-30-2012	NR REROOF STRP OLD SHI	06-30-2014	SR	01		03	Cycl Insp Comp
200705090	08-15-2007	NW	New Windows	1,200	06-30-2008	100	06-30-2008	NW REPL WIND UV.34	12-10-2013	JR	03		20	Sale Review
43401	01-05-2000	OT	Other	0	06-30-2000	100	06-30-2000	OT BOILERS 3NEW	11-15-2011	RB	03		16	In Office Review
									04-01-2002	PT	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	1050	Three Family	RB	4	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0111	3.050		1.0000	1,362,821	463,400
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value				463,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	06	6 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	40	4 Full-0 Half			

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	758,212
Year Built	1940
Effective Year Built	1999
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	636,900
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1979		84		0.00	5,000
FPO	Ext FP Openin	B	1	2000.00	1979		84		0.00	1,700
BFA3	Bsmt Fin-Exc-	B	1,300	63.36	1979		84		0.00	69,200
PAT1	Patio- Average	L	96	5.89	1990		71		0.00	500
BMT	Basement-Unfi	B	1,416	26.01	1979		84		0.00	28,600
PAT1	Patio- Average	L	112	5.89	1990		71		0.00	600
PAT1	Patio- Average	L	81	5.89	1990		71		0.00	400
PRG1	Pergola-Avg	L	30	18.00	2022		100	C	1.00	500
SHED	Shed	L	96	18.00	2022		100		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,368	1,368	1,368	373.32	510,701
BMT	Basement Area	0	1,416	0	0.00	0
PRG	Pergola	0	30	0	0.00	0
PTO	Patio	0	289	0	0.00	0
TQS	Three Quarter Story	663	1,020	663	242.66	247,511
Ttl Gross Liv / Lease Area		2,031	4,123	2,031		758,212

