

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
NICHOLS, CHRISTOPHER W & ANN 70 CINDY LN BARNSTABLE MA 02630		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	389,300	389,300	
			6 Septic			RES LAND	1010	264,900	264,900	
SUPPLEMENTAL DATA						Total		654,200	654,200	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q YES:		Land Ct# 17994-D						
#DL 1 LOT 19		#DL 2		Life Estate						
GIS ID F_985772_2717553		Assoc Pid#		PP STATU						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICHOLS, CHRISTOPHER W & ANN M		C124421	0	09-15-1991	U	I	155,000	1L	Year	Code	Assessed	Year	Code	Assessed
FIRST FEDERAL SAVINGS		C120890	0	06-15-1990	U	I	160,000	L	2023	1010	336,600	2022	1010	275,400
WATTS, PETER & CLAIRE H		C107637	0	08-15-1986	Q	I	198,000	U		1010	262,100		1010	167,900
HARRINGTON, DENISE		C107636	0	08-15-1986	Q	I	157,000	U					1010	4,400
FLAHERTY, PATRICIA		C104740	0	12-15-1985	Q	I	125,400	U	Total		598,700	Total		443,300
		Total								Total				431,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2014	5C	RESIDENTIAL EXEMPTION	0.00													
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0108				BARNS	Appraised Bldg. Value (Card)	352,200	
					Appraised Xf (B) Value (Bldg)	32,700	
					Appraised Ob (B) Value (Bldg)	4,400	
					Appraised Land Value (Bldg)	264,900	
					Special Land Value	0	
					Total Appraised Parcel Value	654,200	
					Valuation Method	C	
					Total Appraised Parcel Value	654,200	

NOTES								VISIT / CHANGE HISTORY							
								Date	Id	Type	Is	Cd	Purpost/Result		
								06-20-2023	WT	01	1	03	Cycl Insp Comp		
								05-08-2023	JO	03		02	Bldg Permit Completed		
								05-04-2020	DM			FR	Field Review		
								10-07-2015	SR	02		03	Cycl Insp Comp		
								07-23-2013	TR	03		16	In Office Review		

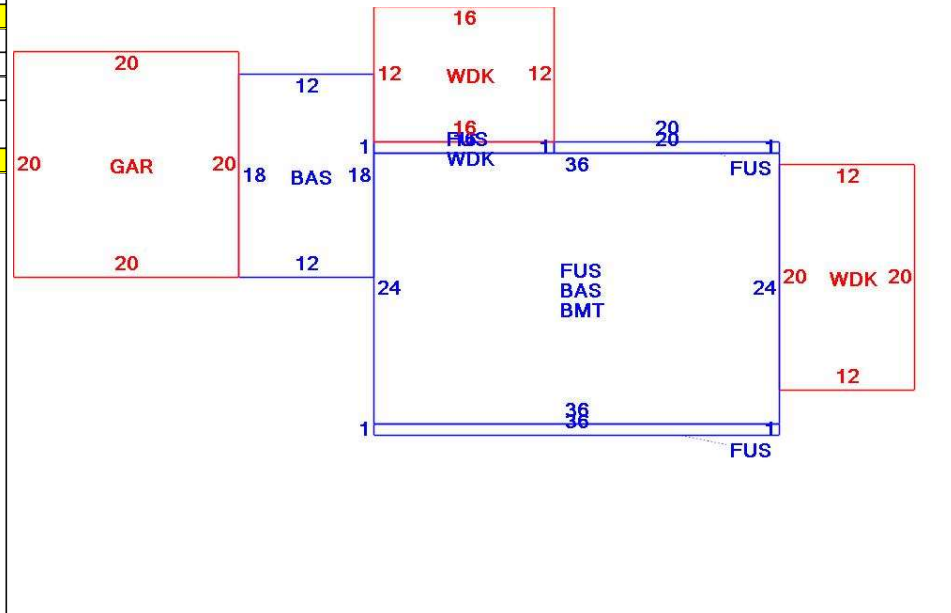
BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
EXPR-23-1	08-08-2023	835	Sid/Wind/Roof/	5,000		100		RESIDENTIAL WEATHERIZA COMPLETED 1/27/2023 Roof-	06-20-2023	WT	01	1	03	Cycl Insp Comp			
BLDR-22-13	12-06-2022	839	Solar Panel-Re	24,829	01-27-2023	100	01-27-2023		05-08-2023	JO	03			02	Bldg Permit Completed		
81625	01-06-2005	RE	Remodel	2,000	08-26-2005	100	01-01-2006		05-04-2020	DM				FR	Field Review		
								10-07-2015	SR	02		03	Cycl Insp Comp				
								07-23-2013	TR	03		16	In Office Review				

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	1	0.460	AC	176,344.00	1.92125	1.0000	5	1.00	0108	1.700		1.0000	575,957.1	264,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			264,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	2	2 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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
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	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		457,370
Year Built		1969
Effective Year Built		1990
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		23
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		77
RCNLD		352,200
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
WDC	Wood Decking	L	448	20.00	1995		52		0.00	4,400
GAR	Attached Gara	B	400	40.00	1992		77		0.00	12,300
BMT	Basement-Unfi	B	864	26.01	1992		77		0.00	18,500
FPLG	Gas Fireplace-	B	1	2500.00	1992		77		0.00	1,900
SOL1	Solar PV Pane	B	20	860.00			0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	226.87	245,020
BMT	Basement Area	0	864	0	0.00	0
FUS	Upper Story	936	936	936	226.87	212,350
GAR	Attached Garage	0	400	0	0.00	0
WDK	Wood Deck	0	448	0	0.00	0
Ttl Gross Liv / Lease Area		2,016	3,728	2,016		457,370

