

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NASSAR, NICOLLE K  161 HARBOR POINT ROAD  CUMMAQUID MA 02637		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	407,000	407,000
			2 Public Water			RES LAND	1010	504,900	504,900
<b>SUPPLEMENTAL DATA</b>						Total			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q YES:		Land Ct# 7353-N					
#DL 1 LOT 52		#DL 2		Life Estate					
GIS ID F_992491_2721442		Assoc Pid#		PP STATU					
						Total		911,900	911,900

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NASSAR, NICOLLE K		C128570	0	11-30-1992	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
SADOVNIC, JACK & NASSAR, NICOLLE		C127867	0	09-22-1992	U	I	84,000	A	2023	1010	340,200	2022	1010	288,500
GEORGE, THOMAS M		C127733	0	09-08-1992	U	I	63,000	L		1010	355,400	2021	1010	301,600
NASSAR, UTE L		C92152	0	06-06-1983	U		0						1010	7,400
						Total		695,600	Total	590,100	Total	522,700		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			BARNS

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	368,100
Appraised Xf (B) Value (Bldg)	31,500
Appraised Ob (B) Value (Bldg)	7,400
Appraised Land Value (Bldg)	504,900
Special Land Value	0
Total Appraised Parcel Value	911,900
Valuation Method	C
Total Appraised Parcel Value	911,900

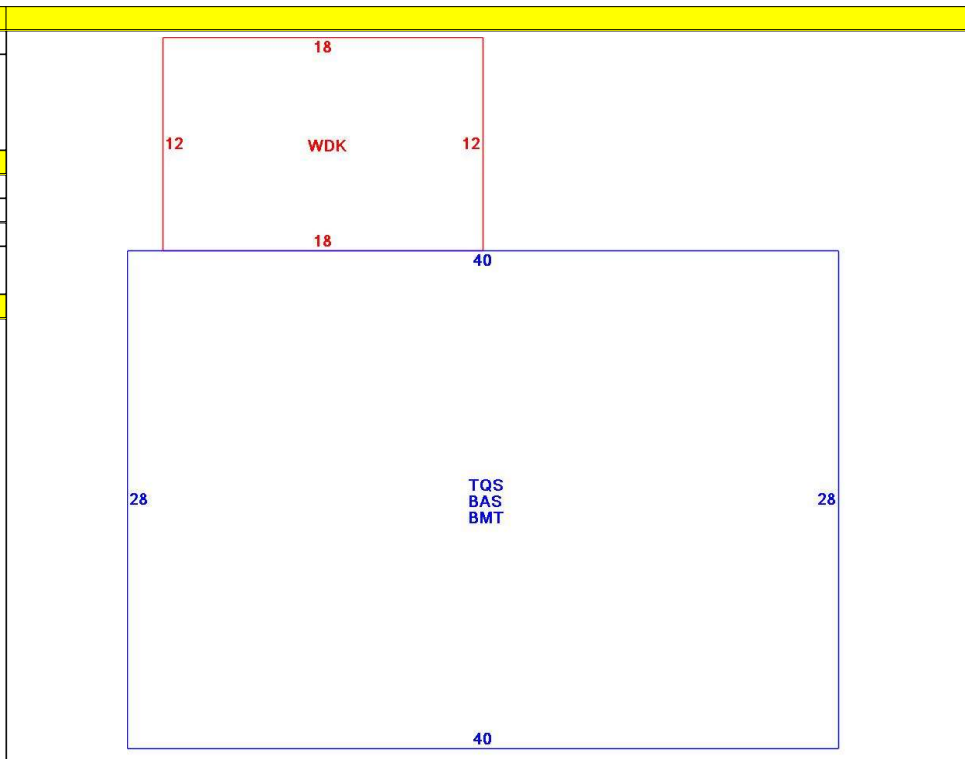
NOTES							

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
SM-22-56	06-08-2022	834	Sheet Metal	31,278		100		Install ducted attic attic and ba	05-08-2023	JO	03		02	Bldg Permit Completed
BLDR-22-58	06-01-2022	839	Solar Panel-Re	36,768	01-30-2023	0		EXPIRED 12/1/2022 Rooftop	01-30-2023	SR	01	1	03	Cycl Insp Comp
EXPR-22-1	01-03-2022	835	Sid/Wind/Roof/	9,000	01-30-2023	100	06-30-2023	Install 800 sqft blown cellulose	10-12-2022	LH	03		22	Change of Address
EXPR-21-1	09-24-2021	835	Sid/Wind/Roof/	5,270	01-30-2023	100	06-30-2023	Air sealing, fg for damming, bl	10-11-2022	JO			16	In Office Review
201200210	01-13-2012	GN	Generator		06-30-2012	100	06-30-2012	GENERATOR	05-01-2020	DM			FR	Field Review
200805980	10-27-2008	NR	New Roof	8,000	06-30-2009	100	06-30-2009	REROOF-RESIDE	03-16-2016	SR	01		03	Cycl Insp Comp
									07-20-2015	TP	03		16	In Office 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	RF-1	1	0.570	AC	176,344.00	1.62049	1.0000	5	1.00	0110	3.100	RESTAURANT INFLUENCE	1.0000	885,864.0	504,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
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	04	Electric			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy	1				
UsrflD 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id	C	Ownr	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		471,924	
Year Built		1970	
Effective Year Built		1991	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		22	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		78	
RCNLD		368,100	
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	1993		78		0.00	4,700
BGR2	2 Stall Bmt Ga	B	1	3244.00	1993		78		0.00	2,500
WDC	Wood Decking	L	216	20.00	1995		52		0.00	2,600
BMT	Basement-Unfi	B	1,120	26.01	1993		78		0.00	22,300
GEN	Emergency Ge	L	1	5550.00	2012		86		0.00	4,800
FPLG	Gas Fireplace-	B	1	2500.00	2023		78		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	255.37	286,014
BMT	Basement Area	0	1,120	0	0.00	0
TQS	Three Quarter Story	728	1,120	728	165.99	185,909
WDK	Wood Deck	0	216	0	0.00	0
Ttl Gross Liv / Lease Area		1,848	3,576	1,848		471,923

