

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BENBOW, CHRISTOPHER H & NANC						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
140 NIXON AVE						RESIDNTL	1020	477,900	477,900	
STATEN ISLAND NY 10304										
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref. 253/72-F2, 249/13						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 UNIT 7				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_992775_2722828						Total 477,900 477,900				

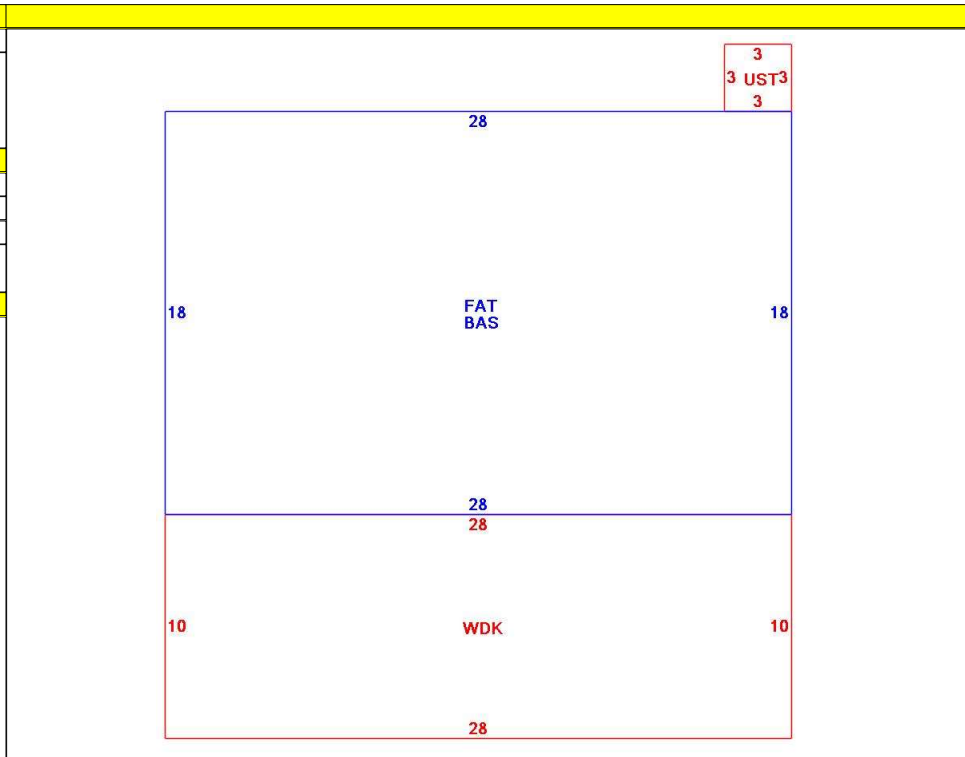
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BENBOW, CHRISTOPHER H & NANCY MYE		12822	0242	02-08-2000	Q	I	125,000	00	Year	Code	Assessed	Year	Code	Assessed
BENBOW, TERENCE H & GLORIA		1596	0305		U		0		2023	1020	394,200	2022	1020	326,900
									2021	1020	324,500	2021	1020	2,400
									Total		394,200	Total		326,900
									Total		326,900	Total		326,900

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										
0001						BARNS										
NOTES											Appraised Bldg. Value (Card) 471,400					
											Appraised Xf (B) Value (Bldg) 4,100					
											Appraised Ob (B) Value (Bldg) 2,400					
											Appraised Land Value (Bldg) 0					
											Special Land Value 0					
											Total Appraised Parcel Value 477,900					
											Valuation Method C					
											Total Appraised Parcel Value 477,900					

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
											05-04-2020	DM			FR	Field Review
											02-09-2018	KM	02		03	Cycl Insp Comp
											02-23-2015	TP	03		16	In Office Review
											08-15-1989	GB	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	102U	Condominium M	RF-1	1		0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000	0		
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	08	Propane			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	888				
Bath Split	10	1 Full-0 Half			
Foundation	09	Blk/Pour Ftgs			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104248	C 0330	Ownr	4.9	
		CAPE COD VILLA	B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Flr	01	INLAND	100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New				612,271	
Year Built				1947	
Effective Year Built				1989	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				23	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				77	
Cns Sect Rcnld				471,400	
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	1989		77		0.00	3,900
WDC	Wood Decking	L	280	20.00	1990		42		0.00	2,400
UST	Utility Storage-	B	9	17.11	1989		77		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	504	504	504	1,055.64	532,043	
FAT	Attic, Finished	76	504	76	159.18	80,229	
UST	Utility Enclosure	0	9	0	0.00	0	
WDK	Wood Deck	0	280	0	0.00	0	
Ttl Gross Liv / Lease Area		580	1,297	580		612,272	

