

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LINDAUER, JOSHUA P & PATRICIA A 39 NICKERSON ROAD COTUIT MA 02635		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	199,000	199,000
			6 Septic			RES LAND	1010	251,300	251,300
SUPPLEMENTAL DATA						Total 450,300 450,300			
Alt Prcl ID		Split Zonin		Plan Ref.					
BID Parcel		ResExpt Q		Land Ct#					
#DL 1		#DL 2		#SR					
GIS ID F_946009_2684157				Life Estate					
				PP STATU					
				Assoc Pid#					

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LINDAUER, JOSHUA P & PATRICIA A		34897 042	02-10-2022	U	I	469,000	T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OBRIEN, MARILYN J TR		9797 0042	08-15-1995	U	I	1	1F	2023	1010	171,800	2022	1010	148,900	2021	1010	117,200
OBRIEN, EDWIN J & MARILYN J		1283 0851	12-10-1964	U		0			1010	248,600		1010	159,300		1010	169,200
															1010	4,500
								Total		420,400	Total		308,200	Total		290,900

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												
0108				COTUIT												

NOTES												APPRaised VALUE SUMMARY											
												Appraised Bldg. Value (Card)							170,800				
												Appraised Xf (B) Value (Bldg)							23,700				
												Appraised Ob (B) Value (Bldg)							4,500				
												Appraised Land Value (Bldg)							251,300				
												Special Land Value							0				
												Total Appraised Parcel Value							450,300				
												Valuation Method							C				
												Total Appraised Parcel Value							450,300				

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
BLDR-22-76	07-14-2022	804	Addn Alt-Res	300		100		Install pre-fabricated 36" and		06-01-2022	BM	03		16	In Office Review
BLDR-22-67	06-03-2022	809	Deck	13,000		100		replacing floor boards and raili		08-28-2021	CK	02		03	Cycl Insp Comp
EXPR-22-5	04-20-2022	835	Sid/Wind/Roof/	22,000		100		Replace front door (same size		06-03-2020	DM			FR	Field Review
EXPR-22-3	03-17-2022	835	Sid/Wind/Roof/	1,788		100		Air Sealing, Door Kit and Swe		02-14-2013	RB	03		03	Cycl Insp Comp
B36158	09-01-1993	AD	Addition	8,000	01-15-1995	100	06-30-1995	CO ADDIT'		02-15-2005	PT	02		01	Meas/Est
B18566	08-01-1976	AD	Addition	0	01-15-1979	100	06-30-1979	CO ADD'N		08-29-2002	PT	01		00	Meas/Listed-Interior Acces
										07-01-1999	FS	01		00	Meas/Listed-Interior Acces

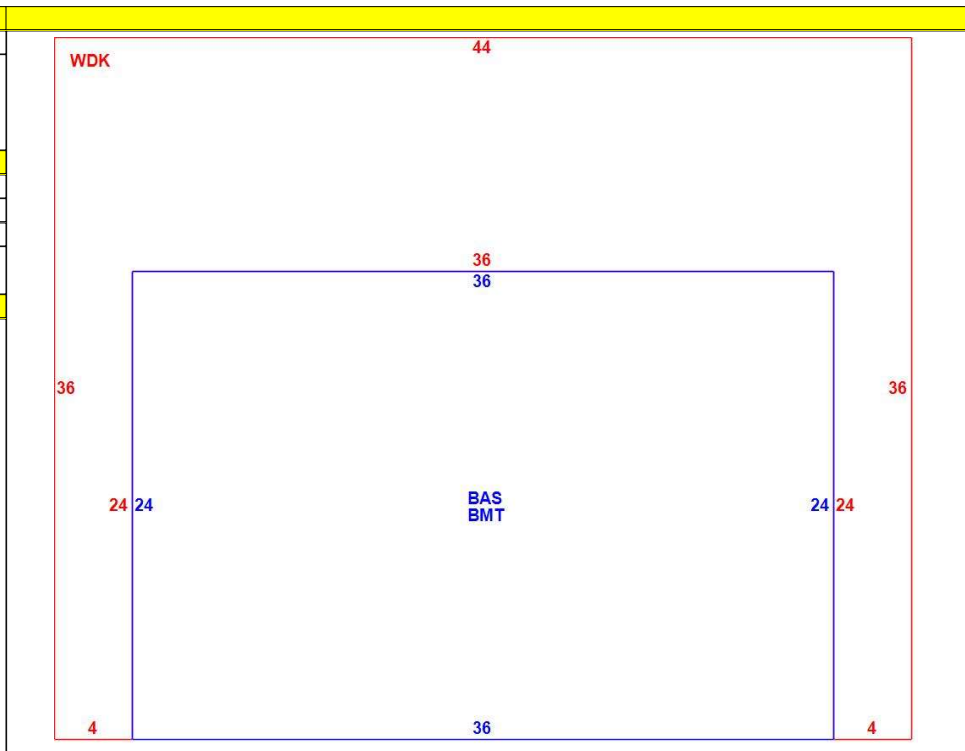
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.240	AC	176,344.00	3.49265	1.0000	5	1.00	0108	1.700				1.0000	1,047,042	251,300

Total Card Land Units 0.24 AC Parcel Total Land Area 0.24 Total Land Value 251,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	25	Vinyl Siding			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			

CONDO DATA			
Parcel Id		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	247,504
Year Built	1930
Effective Year Built	1979
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	170,800
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
BFA	Bsmt Fin-Avg	B	600	17.36	1979		69		0.00	7,200
WDC	Wood Decking	L	720	20.00	1986		34		0.00	4,500
BMT	Basement-Unfi	B	864	26.01	1979		69		0.00	16,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	286.46	247,504
BMT	Basement Area	0	864	0	0.00	0
WDK	Wood Deck	0	720	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,448	864		247,504

