

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAWRENCE, STEPHEN D & FISHER, 56 NICKERSON ROAD COTUIT MA 02635		2	Public Water			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 382,100 264,400	Assessed 382,100 264,400
		4	Gas	1	Paved				
		6	Septic						
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 #DL 2 GIS ID F_945839_2684104				Plan Ref. 19/143 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 646,500 646,500			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LAWRENCE, STEPHEN D & FISHER, KEL	34112	024	05-14-2021	Q	I	762,500	00	Year	Code	Assessed	Year	Code	Assessed		
KNIGHT, PHILIP A	34110	322	02-12-2021	U	I	0	1F	2023	1010	340,800	2022	1010	240,700		
KNIGHT, PHILIP A & MARILYN	6322	0298	06-15-1988	Q	I	205,000	U		1010	261,600		1010	167,600		
HICKLER, ROGER & DOROTHY	4145	0061	06-15-1984	Q	I	145,000	U					1010	9,600		
NEVILLE, ROBERT E & PATRICIA L	1206	0411	06-21-1963	U		0		Total		602,400	Total		408,300		
								Total		602,400	Total		408,300	Total	375,600

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
0108			COTUIT

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	326,700
Appraised Xf (B) Value (Bldg)	45,300
Appraised Ob (B) Value (Bldg)	10,100
Appraised Land Value (Bldg)	264,400
Special Land Value	0
Total Appraised Parcel Value	646,500
Valuation Method	C
Total Appraised Parcel Value	646,500

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
BLDR-23-79	02-02-2023	804	Addn Alt-Res	15,000	06-30-2023	100	06-30-2023	Replace paneling with drywall.	07-14-2022	JO			16	In Office Review
EXPR-22-7	05-19-2022	835	Sid/Wind/Roof/	10,000	06-30-2023	100	06-30-2023	Siding	08-30-2021	BM	22		22	Change of Address
B21276	05-01-1979	SP	Swimming Pool	0	01-15-1980	100	06-30-1980	CO POOL	08-30-2021	BM	03		16	In Office Review
									08-28-2021	CK	02		03	Cycl Insp Comp
									06-03-2020	DM			FR	Field Review
									06-25-2012	RB	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	2	0.450	AC	176,344.00	1.95982	1.0000	5	1.00	0108	1.700		1.0000	587,525.3	264,400
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value				264,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	424,328
Year Built	1935
Effective Year Built	1989
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	326,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

22	14	40
15	WDK	15 15 FEP 15 15 PTO 15
0	22	14 40
	36	
26	TQS BAS BMT	26
	36	

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		77		0.00	4,600
SPL2	Pool Vinyl	L	435	55.00	1975		12	00	1.00	3,000
WDC	Wood Decking	L	330	20.00	1987		36		0.00	2,300
PAT1	Patio- Average	L	600	5.89	1987		68		0.00	2,300
FEP	Enclosed porc	B	210	70.00	1979		77		0.00	10,000
BMT	Basement-Unfi	B	936	26.01	1979		77		0.00	19,500
WDC	Wood Deck w/	L	749	18.00	1975		12		0.00	1,500
FNP3	FENCE VINYL	L	78	27.05	1975		12	C	1.00	300
FNG1	Gate 4'hx3'w	L	1	301.53	1975		12	C	1.00	0
FNP3	FENCE VINYL	L	71	27.05	1975		12	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	274.82	257,235
BMT	Basement Area	0	936	0	0.00	0
FEP	Enclosed Porch	0	210	0	0.00	0
PTO	Patio	0	600	0	0.00	0
TQS	Three Quarter Story	608	936	608	178.52	167,093
WDK	Wood Deck	0	330	0	0.00	0
Ttl Gross Liv / Lease Area		1,544	3,948	1,544		424,328



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAWRENCE, STEPHEN D & FISHER, 56 NICKERSON ROAD COTUIT MA 02635	2	Above Street	2	Public Water		Description	Code	Assessed	Assessed
	4	Gas	1	Paved	RESIDNTL	1010	382,100	382,100	
	6	Septic			RES LAND	1010	264,400	264,400	
SUPPLEMENTAL DATA									
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								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	340,800	2022	1010	240,700	2021	1010	188,000
									1010	261,600		1010	167,600		1010	178,000
														1010	9,600	
								Total		602,400	Total		408,300	Total		375,600

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BFA	Bsmt Fin-Avg	B	836	17.36			77		0.00	11,200
SHED	Shed	L	48	18.00	1996		54		0.00	500
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area										