

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NICKERSON, GEORGE F TR 6 CEDAR LANE NOMINEE REALTY T 342 PINE BREEZE DR		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	268,700	268,700
EDGEWATER FL 32141			2 Public Water			RES LAND	1010	334,200	334,200
		<b>SUPPLEMENTAL DATA</b>				Total		602,900	602,900
		Alt Prcl ID		Plan Ref. 97/17					
		Split Zonin		Land Ct#					
		BID Parcel		#SR					
		ResExpt Q		Life Estate					
		#DL 1 LOT 15		PP STATU					
		#DL 2		Assoc Pid#					
		GIS ID F_961112_2692648							

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NICKERSON, GEORGE F TR		11886 0150	12-03-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
NICKERSON, GEORGE F		9907 0105	10-31-1995	U	I	1	A	2023	1010	235,900	2022	1010	205,000
NICKERSON, GEORGE & CHARLES		8896 0066	11-18-1993	U	I	1	A		1010	310,700		1010	214,800
NICKERSON, CHARLES Y & GEORGE F		1746 0265	10-31-1972	U		0		Total		546,600	Total		419,800
								Total			Total		403,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				OSTVIL			
<b>NOTES</b>				Appraised Bldg. Value (Card) 227,300 Appraised Xf (B) Value (Bldg) 39,100 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 334,200 Special Land Value 0 Total Appraised Parcel Value 602,900 Valuation Method C Total Appraised Parcel Value 602,900			

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
91520	04-13-2006	OB	Out Building		09-18-2006	100	06-30-2007		10-07-2022	BM	22		22	Change of Address
77643	07-01-2004	NS	New Siding	10,000	06-15-2005	100	01-01-2005		06-01-2020	WD			FR	Field Review
									08-21-2017	MS	02		03	Cycl Insp Comp
									05-04-2010	NF	03		16	In Office Review
									05-01-2007	TP	03		52	New Construction
									11-14-2006	PT	04		44	Drive by inspection only
									09-18-2006	PT	02		14	Cyclical Inspection

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	RC	3	0.340 AC	176,344.00	2.53383	1.0000	5	1.00	0109	2.200		1.0000	983,011.9	334,200
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			334,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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					
Heat Fuel	02	Oil			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
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	11	1 Full-1 Half			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		Factor%
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		329,452
			Year Built		1947
			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		227,300
			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	1981		69		0.00	3,500
PAT1	Patio- Average	L	195	5.89	1990		71		0.00	900
FEP	Enclosed porc	B	150	70.00	1981		69		0.00	7,200
GAR	Attached Gara	B	260	40.00	1981		69		0.00	8,300
BMT	Basement-Unfi	B	1,155	26.01	1981		69		0.00	20,100
SHED	Shed	L	80	18.00	2019		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,155	1,155	1,155	285.24	329,452
BMT	Basement Area	0	1,155	0	0.00	0
FEP	Enclosed Porch	0	150	0	0.00	0
GAR	Attached Garage	0	260	0	0.00	0
PTO	Patio	0	195	0	0.00	0
Ttl Gross Liv / Lease Area		1,155	2,915	1,155		329,452

