

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
DAVIS, MAC 45 WAUWINET ROAD NANTUCKET MA 02554				1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
					4 Gas			RESIDNTL	1010	383,900	383,900		
					6 Septic			RES LAND	1010	175,100	175,100		
SUPPLEMENTAL DATA								Total				559,000	559,000
Alt Prcl ID				Split Zonin				Plan Ref. 199/31					
BID Parcel				ResExpt Q				Land Ct#					
#DL 1 LOT 52				#DL 2				#SR					
GIS ID F_959882_2698993				Assoc Pid#				Life Estate					
								PP STATU					

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
DAVIS, MAC	31872	0331	03-06-2019	Q	I	358,000	00	2023	1010	328,200	2022	1010	272,400	2021	1010	240,500
MORFORD, ROBERT T ET AL TRS	31872	0329	03-14-2017	U	I	0	1F		1010	173,000		1010	123,000		1010	123,000
MORFORD, ROBERT T ET AL TRS	21357	0179	09-18-2006	Q	I	482,040	00								1010	10,100
LYNN, ROBERT J ET AL	19192	0257	10-29-2004	Q	I	465,000	00									
WICK, JAMES D & KERRI L	9907	0241	10-15-1995	Q	I	124,500	U									
Total								501,200	Total		395,400	Total		373,600		

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			
0106				OSTVIL			
NOTES							
Appraised Bldg. Value (Card) 343,900							
Appraised Xf (B) Value (Bldg) 29,900							
Appraised Ob (B) Value (Bldg) 10,100							
Appraised Land Value (Bldg) 175,100							
Special Land Value 0							
Total Appraised Parcel Value 559,000							
Valuation Method C							
Total Appraised Parcel Value 559,000							

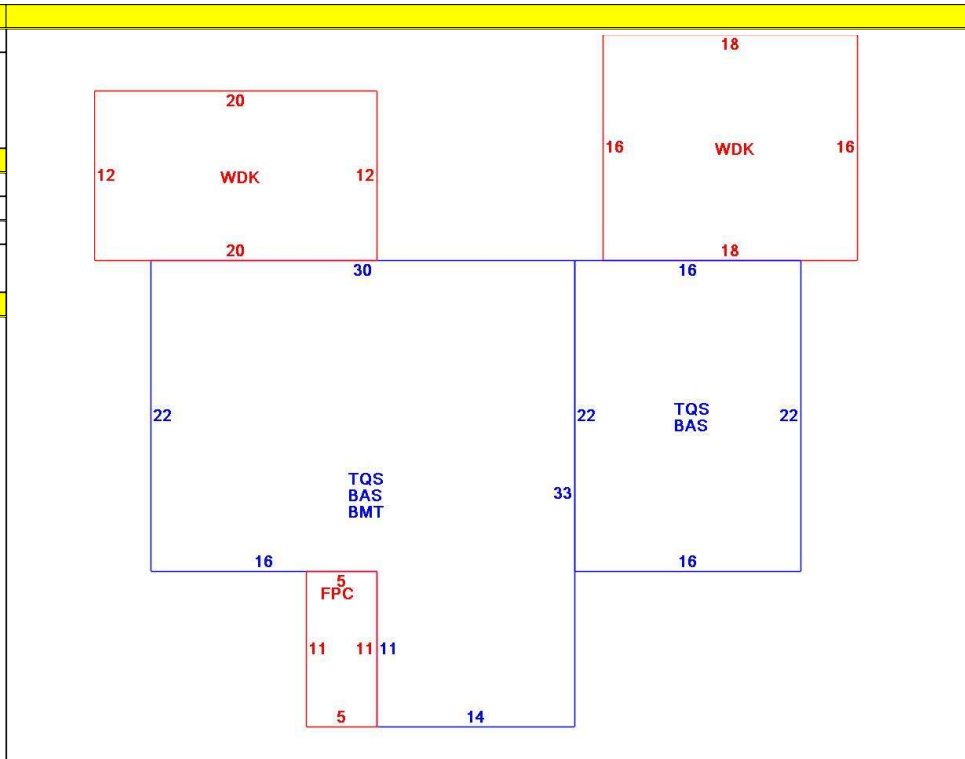
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
30584	04-29-1998	AD	Addition	30,000	11-03-1998	100	01-01-1999		05-26-2020	WD			FR	Field Review	
B18276	03-01-1976	SH	Shed	0	01-15-1977	100		OS SHED	02-25-2020	SAF			20	Sale Review	
									04-19-2017	KM	02		03	Cycl Insp Comp	
									12-18-2006	PT	02		14	Cyclical Inspection	
									03-25-2005	GB	02		01	Meas/Est	
									03-02-2005	GB			03	Cycl Insp Comp	
									11-03-1998	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	RC	3	0.350	AC	176,344.00	2.46674	1.0000	5	1.00	0106	1.150		1.0000	500,252.6	175,100
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			175,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C	Average			
Stories	1.8				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style	04	Typical for Gr			
Kitchen Style	04	Typical for Gr			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION		
Building Value New		440,904
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		343,900
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
SHED	Shed	L	288	18.00	1985		32		0.00	1,700
BFA	Bsmt Fin-Avg	B	360	17.36	1993		78		0.00	4,900
WDC	Wood Decking	L	240	20.00	2000		62		0.00	3,300
FOPC	Open Prch-roo	B	55	55.00	1993		78		0.00	2,400
BMT	Basement-Unfi	B	814	26.01	1993		78		0.00	17,900
WDC	Wood Deck w/	L	288	18.00	2017		96		0.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,166	1,166	1,166	229.16	267,201
BMT	Basement Area	0	814	0	0.00	0
FPC	Open Porch Conc. Floor	0	55	0	0.00	0
TQS	Three Quarter Story	758	1,166	758	148.97	173,703
WDK	Wood Deck	0	528	0	0.00	0
Ttl Gross Liv / Lease Area		1,924	3,729	1,924		440,904

