

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CABANA, JOHN F & PATRICIA A			6 Septic	1 Paved		Description	Code	Assessed	Assessed
200 MAIN STREET			5 Well			RESIDENTL	1010	747,600	747,600
WEST BARNSTA MA 02668			4 Gas			RES LAND	1010	326,200	326,200
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID				Plan Ref. 298/95					
Split Zonin				Land Ct#					
BID Parcel				#SR					
ResExpt Q YES:				Life Estate					
#DL 1 LOT 2				PP STATU					
#DL 2				Assoc Pid#					
GIS ID F_958921_2725939						Total 1,073,800 1,073,800			

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CABANA, JOHN F & PATRICIA A		30599 0344	06-30-2017	U	I	350,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICKULAS, LARRY D, TRUSTEE		30599 0341	02-18-2017	U	I	0	1F	2023	1010	649,300	2022	1010	550,200	2021	1010	448,200
NICKULAS, DONALD W		29552 0109	04-01-2016	U	I	100	1F		1010	325,200		1010	215,000		1010	228,300
NICKULAS, DONALD W		14304 0336	10-04-2001	U	I	0	1A								1010	7,400
NICKULAS, DONALD W & JANE S		4533 0026	05-15-1985	U	I	1	A									
Total										974,500			765,200			683,900

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2022	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			WBARNNS

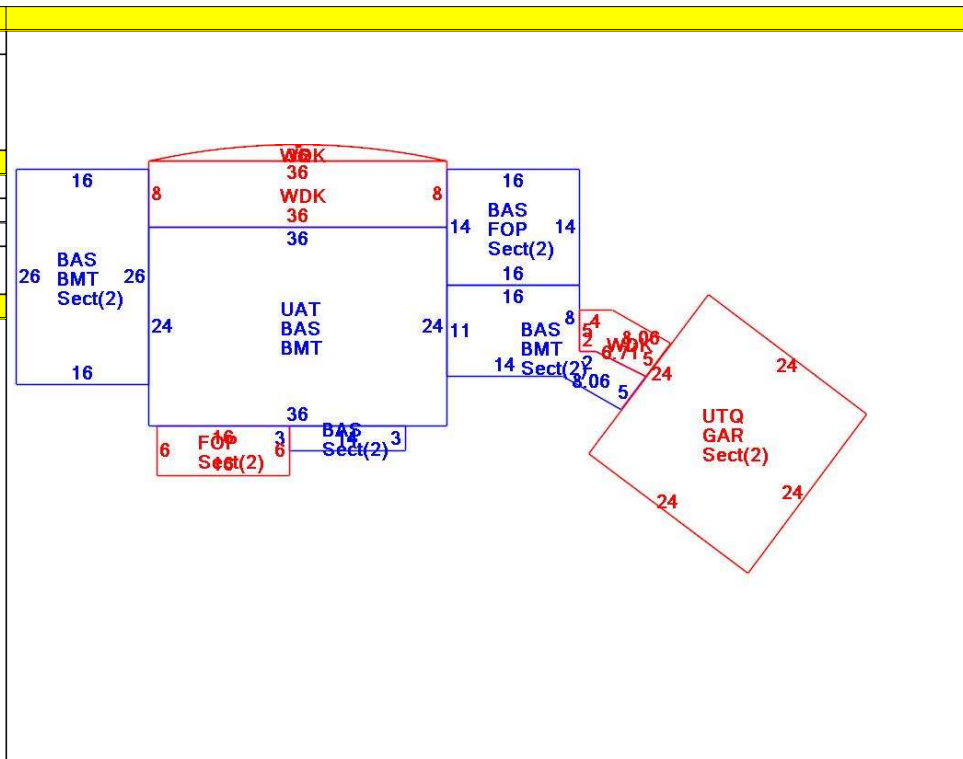
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	617,900
Appraised Xf (B) Value (Bldg)	100,400
Appraised Ob (B) Value (Bldg)	29,300
Appraised Land Value (Bldg)	326,200
Special Land Value	0
Total Appraised Parcel Value	1,073,800
Valuation Method	C
Total Appraised Parcel Value	1,073,800

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-21-92	07-29-2021	830	Pool - Inground	37,500	06-30-2022	100	06-30-2022	installation of a 9' X 16' ingrou	05-16-2022	SR	01		02	Bldg Permit Completed
19-105	01-14-2019	834	Sheet Metal	0	03-04-2019	100	06-30-2019	Sheet Metal for Heating and C	08-18-2021	LH	03		16	In Office Review
18-2583	08-17-2018	827	New Const-De	30,000	03-04-2019	100	06-30-2019	rebuild single family home	05-19-2020	DM			FR	Field Review
18-2582	08-17-2018	810	Demolition	6,000	03-04-2019	100	06-30-2019	demo remove first floor exterio	06-18-2019	SR	02		02	Bldg Permit Completed
17-3260	01-25-2018	804	Addn Alt-Res	195,000	03-21-2017	5		An Addition to the left and right	08-01-2018	SR	02		13	CALL BACK
201303173	05-21-2013	RW	Repair Work	40,000	11-08-2013	100	06-30-2014	REPAIR WTR DAMG-REMOV/	10-22-2015	AL	03		16	In Office Review
55015	08-01-2001	NS	New Siding	2,000	01-01-2002	100	06-30-2002		01-06-2014	MW	01		02	Bldg Permit Completed

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	5	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0108	1.700		1.0000	299,784.8	299,800	
1	1010	Single Fam M-0	RF	5	1.000	AC 14,250.00	1.00000	1.0000	0	1.00	0108	1.700		1.0000	24,225	24,200	
1	1010	Single Fam M-0	RF	5	0.910	AC 2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND	1.0000	2,375	2,200	
Total Card Land Units					2.91	AC	Parcel Total Land Area					2.91	Total Land Value				326,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			
			<b>CONDO DATA</b>		
			Parcel Id		C
			Owne 0.0		
					B
					S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		658,869
			Year Built		1978
			Effective Year Built		2005
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		11
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		89
			RCNLD		617,900
			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
BMT	Basement-Unfi	B	864	26.01	2007		89		0.00	21,300
WDC	Wood Decking	L	389	20.00	2018		98		0.00	7,400
BFA1	Bsmt Fin-Goo	B	864	32.56	2007		89		0.00	25,000
SPL1	Pool-Concrete	L	144	100.00	2022		100	C	1.00	21,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	325.59	281,307
BMT	Basement Area	0	864	0	0.00	0
UAT	Attic, Unfinished	0	864	86	32.41	28,000
WDK	Wood Deck	0	389	0	0.00	0
Ttl Gross Liv / Lease Area		864	2,981	950		309,307



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200 MAIN STREET			5 Well			RESIDNTL	1010	747,600	747,600
WEST BARNSTA MA 02668			4 Gas			RES LAND	1010	326,200	326,200
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NICKULAS, DONALD W & JANE S		4533 0026	05-15-1985	U	I	1	A									
Total										974,500	Total	765,200	Total	683,900		

EXEMPTIONS				OTHER ASSESSMENTS			
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Total			0.00				

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0108			WBARNNS

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55015	08-01-2001	NS	New Siding	2,000	01-01-2002	100	06-30-2002			01-06-2014	MW	01		02	Bldg Permit Completed

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1	1010	Single Fam M-0	RF	5	0.910 AC	2,375.00	1.00000	1.0000	0	1.00	WTLD	1.000	WETLAND		1.0000	2,375	2,200
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Model	01	Residential			
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Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	00				
Full Baths	1				
Half Baths	0				
Extra Fixtures					
Total Rooms	3				
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	10	1 Full-0 Half			
			Building Value New		658,869
			Year Built		2018
			Effective Year Built		2016
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		2
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		98
			RCNLD		617,900
			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
BMT	Basement-Unfi	B	627	26.01	2019		98		0.00	19,300
FOP	Open Porch-ro	B	320	55.00	2019		98		0.00	12,300
GAR	Attached Gara	B	576	40.00	2019		98		0.00	20,000
FPLG	Gas Fireplace-	B	1	2500.00	2019		98		0.00	2,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	893	893	893	295.99	264,317
BMT	Basement Area	0	627	0	0.00	0
FOP	Open Porch	0	320	0	0.00	0
GAR	Attached Garage	0	576	0	0.00	0
UTQ	Unfinished Three-quarter story	0	576	288	147.99	85,245
Ttl Gross Liv / Lease Area		893	2,992	1,181		349,562

