

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
NICOLAS, NANCY E 123 TOWER HILL ROAD OSTERVILLE MA 02655		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	241,300	241,300	
			2 Public Water			RES LAND	1010	329,900	329,900	
SUPPLEMENTAL DATA						Total		571,200	571,200	
Alt Prcl ID		Split Zonin		Plan Ref.						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1				#SR						
#DL 2				Life Estate						
GIS ID F_961395_2692724				PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NICOLAS, NANCY E		33823 67	02-24-2021	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
NICOLAS, NANCY E & KATHERINE M&BE		33623 0085	12-29-2020	U	I	0	1	2023	1010	214,600	2022	1010	183,500			
NICOLAS, NANCY E & JOHN R ESTATE		26104 0107	07-30-2010	U	I	0	1		1010	306,700		1010	212,100			
NICOLAS, JOHN R & NANCY E		18419 0293	04-07-2004	U	I	0	1									
NICOLAS, JOHN R		2868 0178	02-05-1979	U		0										
Total								521,300		Total		395,600		Total		391,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2023	5C	RESIDENTIAL EXEMPTION	0.00										
Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0109				OSTVIL				

NOTES				APPRAISED VALUE SUMMARY				
				Appraised Bldg. Value (Card)				211,500
				Appraised Xf (B) Value (Bldg)				29,800
				Appraised Ob (B) Value (Bldg)				0
				Appraised Land Value (Bldg)				329,900
				Special Land Value				0
				Total Appraised Parcel Value				571,200
				Valuation Method				C
				Total Appraised Parcel Value				571,200

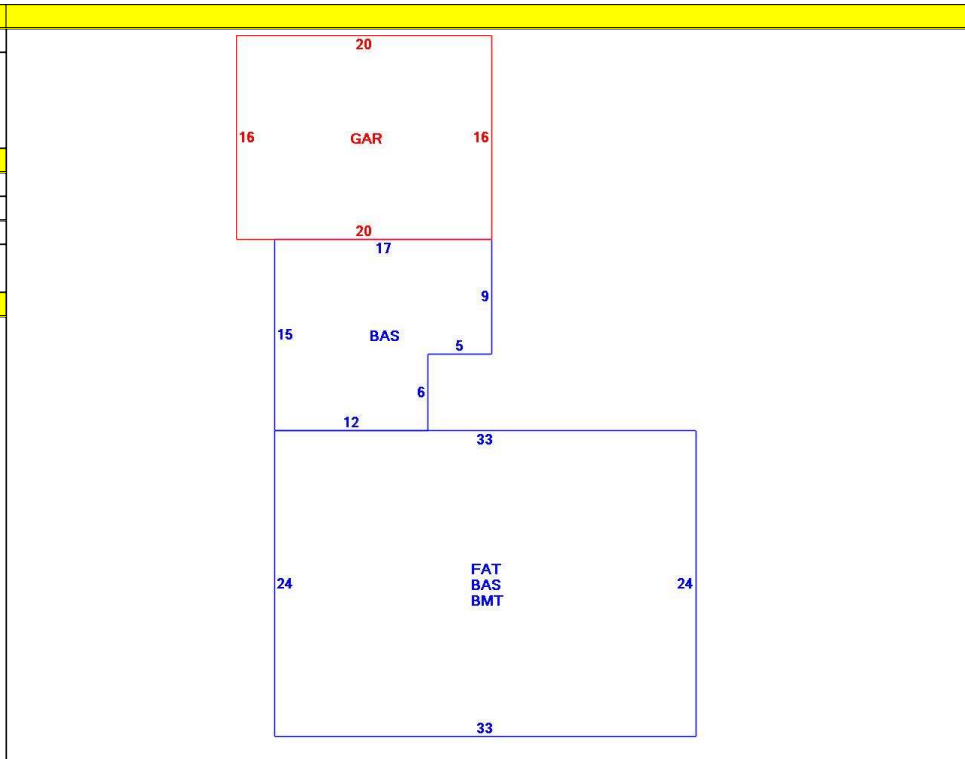
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-16	01-19-2023	839	Solar Panel-Re	16,492	06-20-2023	100	06-30-2023	Install of roof mounted PV sola	06-20-2023	SR	02		02	Bldg Permit Completed
EXPR-22-11	08-04-2022	835	Sid/Wind/Roof/	582	06-30-2023	100	06-30-2023	Weatherization and air sealin	07-15-2022	JO			16	In Office Review
18-710	03-27-2020	822	Insulation	3,808	06-30-2020	100	06-30-2020	Air Sealing & Weatherization	06-01-2020	WD			FR	Field Review
									08-18-2017	MS	02		03	Cycl Insp Comp
									01-30-2014	JR	03		16	In Office Review
									07-13-2012	TR	03		16	In Office Review
									07-12-2012	DR	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	RC	3	0.280 AC	176,344.00	3.03702	1.0000	5	1.00	0109	2.200		1.0000	1,178,224	329,900
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			329,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.5	1 1/2 Stories			
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	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			

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

COST / MARKET VALUATION	
Building Value New	302,187
Year Built	1950
Effective Year Built	1981
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	211,500
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	1983		70		0.00	4,200
GAR	Attached Gara	B	320	40.00	1983		70		0.00	9,800
BMT	Basement-Unfi	B	792	26.01	1983		70		0.00	15,800
SOL1	Solar PV Pane	B	20	860.00	1983		0		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,017	1,017	1,017	266.01	270,532	
BMT	Basement Area	0	792	0	0.00	0	
FAT	Attic, Finished	119	792	119	39.97	31,655	
GAR	Attached Garage	0	320	0	0.00	0	
Ttl Gross Liv / Lease Area		1,136	2,921	1,136		302,187	

