

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NESE, RICHARD T						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
107 HINCKLEY CIRCLE						RESIDNTL	1010	422,100	422,100	
OSTERVILLE MA 02655						RES LAND	1010	322,700	322,700	
SUPPLEMENTAL DATA										<b>VISION</b>
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 13 #DL 2 GIS ID F_961888_2693269				Plan Ref. 115/125 Land Ct# #SR Life Estate PP STATU Assoc Pid#						
						Total		744,800	744,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NESE, RICHARD T		6908 0159	10-05-1989	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
NESE, RICHARD T & JUNE M		1564 0077	11-29-1971	U		0		2023	1010	359,100	2022	1010	310,400
									1010	300,000	2021	1010	207,400
								Total		659,100	Total		517,800
								Total			Total		477,000

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
2024	5C	RESIDENTIAL EXEMPTION													
Total			0.00							<b>APPRAISED VALUE SUMMARY</b>					
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				396,300
0109									OSTVIL		Appraised Xf (B) Value (Bldg)				25,800
											Appraised Ob (B) Value (Bldg)				0
											Appraised Land Value (Bldg)				322,700
											Special Land Value				0
											Total Appraised Parcel Value				744,800
											Valuation Method				C
											Total Appraised Parcel Value				744,800

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
B17527	12-01-1974	AD	Addition	4,000		100	12-31-1974	OS ADD'N	08-03-2023	JO	03		16	In Office Review
									06-01-2020	WD			FR	Field Review
									09-28-2017	SR	02		03	Cycl Insp Comp
									08-17-2017	MS	02		14	Cyclical Inspection
									05-17-2007	PT	02		14	Cyclical Inspection
									11-08-2004	PT	02		01	Meas/Est
									12-15-1998	DD	02		01	Meas/Est

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	0.230 AC	176,344.00	3.61599	1.0000	5	1.00	0109	2.200		1.0000	1,402,851	322,700
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			322,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.25	1 1/4 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	05	Vinyl/Asphalt			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
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	566,112
Year Built	1960
Effective Year Built	1981
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	396,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

30	14	14
24	24	24
30	14	14

**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
BGAR	Bsmt Garage	B	1	2326.00	1983		70		0.00	1,600
BMT	Basement-Unfi	B	1,056	26.01	1983		70		0.00	19,300
FPL3	Fireplace 2 sto	B	1	7000.00	1983		70		0.00	4,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	282.49	393,227
BMT	Basement Area	0	1,056	0	0.00	0
UUS	Upper Story, Unfinished	0	720	612	240.12	172,884
Ttl Gross Liv / Lease Area		1,392	3,168	2,004		566,111

