

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GIANNAROS, NIKOLAOS & SAMIRAT WILDWAY REALTY TRUST 38 CLARA HOWARD WAY NORTH EASTO MA 02356		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	414,700	414,700
			2 Public Water		2	RES LAND	1010	156,500	156,500
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_944285_2701375				Plan Ref. 433/3 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 571,200 571,200			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIANNAROS, NIKOLAOS & SAMIRA TRS	18880	0350	07-29-2004	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GIANNAROS, NIKOLAOS & SAMIRA	6655	0072	03-10-1989	U	I	95,500	L	2025	1010	414,700	2024	1010	389,900
NADZEIKA, LAWRENCE M TR	5282	0119	09-03-1986	U	V	210,000	N		1010	156,500	2023	1010	353,100
JEBB, WILLIAM T JR	4488	0114	04-12-1985	U	V	60,000	N						142,300
ANCTIL, LAURENT R	4424	0072	02-20-1985	U	V	28,000	N	Total 571,200 Total 546,400 Total 495,400					

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			
Nbhd	Nbhd Name	B	Tracing
0105			COTUIT

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	346,200
Appraised Xf (B) Value (Bldg)	57,800
Appraised Ob (B) Value (Bldg)	10,700
Appraised Land Value (Bldg)	156,500
Special Land Value	0
Total Appraised Parcel Value	571,200
Valuation Method	C
Total Appraised Parcel Value	571,200

NOTES

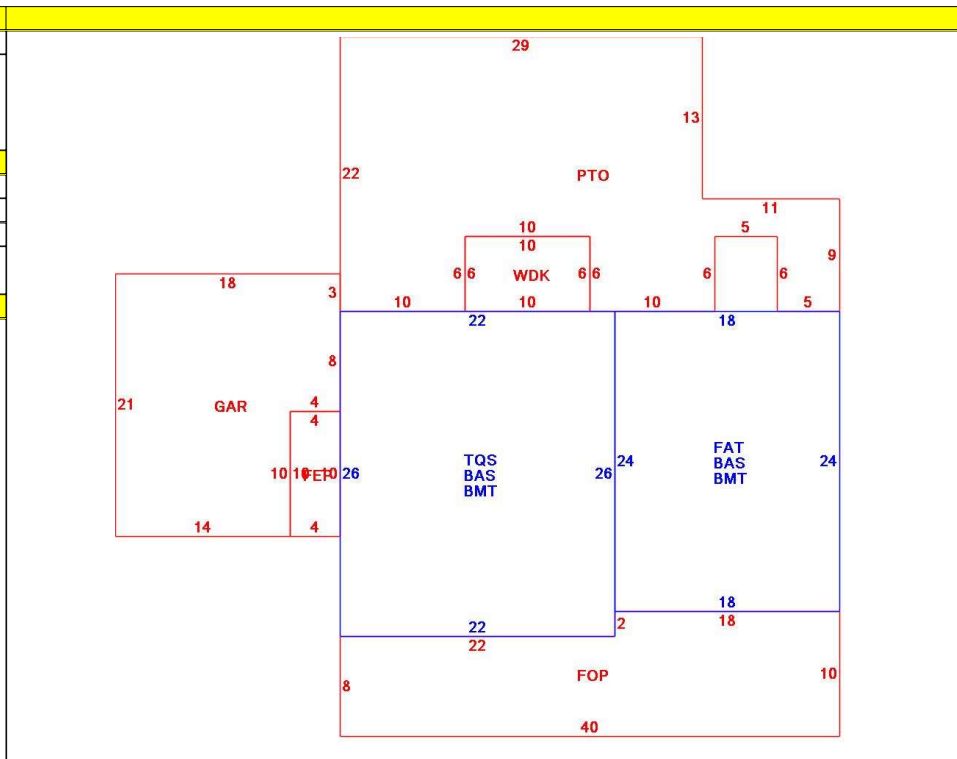
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-8	01-23-2023	835	Sid/Wind/Roof/	5,000		100		RESIDENTIAL WEATHERIZA	04-22-2022	CK	02		02	Bldg Permit Completed
SHED-21-8	07-19-2021	863	Shed Registrati	0	04-22-2022	100	06-30-2022		05-20-2020	LS			FR	Field Review
201500162	02-02-2015	WD	Wood Deck	30,000	12-09-2015	100	06-30-2016	NEW FRONT FARMERS POR	10-18-2019	CK	22		22	Change of Address
201406600	10-10-2014	RE	Remodel	45,000	07-15-2015	100	06-30-2015	REMODEL KITCHEN , 2 BAT	12-14-2015	SR	02		02	Bldg Permit Completed
88132	11-02-2005	NR	New Roof	5,900	12-31-2006	100	12-31-2006		09-16-2015	AL	03		16	In Office Review
B31386	11-01-1987	DW	Dwelling	60,000	01-15-1990	100	01-15-1990	CO 11/2 S	07-21-2015	SR	02		13	CALL BACK
									04-13-2015	RB	02		13	CALL BACK

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	2	0.480	AC	176,344.00	1.84893	1.0000	5	1.00	0105	1.000		1.0000	326,042.4	156,500
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			156,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	30	Cement Clapbd			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		393,379	
Year Built		1987	
Effective Year Built		2008	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		12	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		88	
RCNLD		346,200	
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	2006		88		0.00	5,300
FEP	Enclosed porc	B	40	70.00	2006		88		0.00	4,200
GAR	Attached Gara	B	338	40.00	2006		88		0.00	12,700
BMT	Basement-Unfi	B	1,004	26.01	2006		88		0.00	23,400
WDC	Wood Deck w/	L	60	18.00	2014		90		0.00	2,500
PAT2	Patio-Good	L	647	9.94	2014		95		0.00	5,800
FOP	Open Porch-ro	B	356	55.00	2006		88		0.00	12,200
SHED	Shed	L	140	18.00	2022		96		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	272.99	274,082
BMT	Basement Area	0	1,004	0	0.00	0
FAT	Attic, Finished	65	432	65	41.07	17,744
FEP	Enclosed Porch	0	40	0	0.00	0
FOP	Open Porch	0	356	0	0.00	0
GAR	Attached Garage	0	338	0	0.00	0
PTO	Patio	0	647	0	0.00	0
TQS	Three Quarter Story	372	572	372	177.54	101,552
WDC	Wood Deck	0	60	0	0.00	0
Ttl Gross Liv / Lease Area		1,441	4,453	1,441		393,378

