Property Location 18 NICKERSON DRIVE | Map ID 035/ 062/ / / | Bldg Name | State Use 1010
Vision ID 2260 | Account # 20970 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2024 9:45:27 P

CURRENT OWNER

GALVANEK, ELEONORA G TR
FAM TR UNDER HG REV TR & EGG
220 MARLBOROUGH STREET UNIT 5
BOSTON MA 02116

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	2	Public Water	3	Unpaved	9	Rear Location
		4	Gas				
		6	Septic			2	

SUPPLEMENTAL DATA

Alt Prcl ID	Plan Ref.
Split Zonin	Land Ct#
BID Parcel	#SR
ResExpt Q	Life Estate
#DL 1	PP STATU
#DL 2	
GIS ID F_947218_2688130	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	324,400	324,400
RES LAND	1010	473,000	473,000
Total		797,400	797,400

801
FY2025
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
GALVANEK, ELEONORA G TR	34264	187	07-01-2021	U	I	1	1F
GALVANEK, ELEONORA	27974	0306	02-06-2014	U	I	10	1A
GOLDMAN, ELEONORA G	27974	0303	02-06-2014	U	I	0	1A
GOLDMAN, HARVEY & ELEONORA G	15423	0115	07-31-2002	U	I	10	1A
GOLDMAN, HARVEY	8933	0050	12-15-1993	U	I	10	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	1010	324,400	2024	1010	302,900	2023	1010	259,800
	1010	473,000		1010	473,000		1010	332,900
	Total	797,400		Total	775,900		Total	592,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0110				COTUIT

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	287,800
Appraised Xf (B) Value (Bldg)	33,000
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	473,000
Special Land Value	0
Total Appraised Parcel Value	797,400
Valuation Method	C
Total Appraised Parcel Value	797,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-03-2023	WT	02		03	Cycl Insp Comp
06-09-2020	WD			FR	Field Review
06-21-2013	RB	03		03	Cycl Insp Comp
06-07-2005	PT	02		01	Meas/Est
04-27-2000	PT			10	Desk Aerial Review
03-31-2000	PT	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	RF	2	0.360	AC	176,344.00	2.40337	1.0000	5	1.00	0110	3.100		1.0000	1,313,850	473,000

Total Card Land Units 0.36 AC | Parcel Total Land Area 0.36 | Total Land Value 473,000

Property Location 18 NICKERSON DRIVE | Map ID 035/ 062/ / / | Bldg Name | State Use 1010
Vision ID 2260 | Account # 20970 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2024 9:45:28 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	C	Average
Stories	2	2 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	14	Carpet
Heat Fuel	02	Oil
Heat Type	05	Hot Water
AC Type	01	None
Bedrooms	05	5 Bedrooms
Full Baths	2	
Half Baths	0	
Extra Fixtures		
Total Rooms	9	9 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Sewer Occupan		
Accessory Apt		
Foundation Alt	02	Conc. Block
Rms Prts		
Bath Split	20	2 Full-0 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

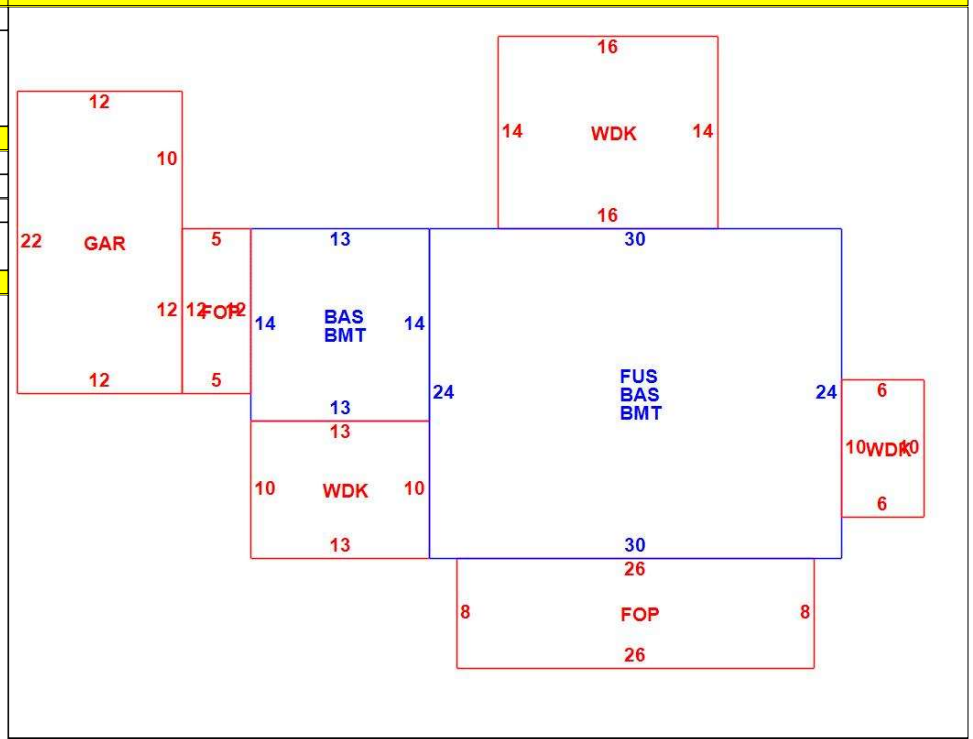
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	417,146
Year Built	1930
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	287,800
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
SHED	Shed	L	121	18.00	1990		42		0.00	900
WDC	Wood Decking	L	414	20.00	1986		34		0.00	2,700
FOP	Open Porch-ro	B	268	55.00	1979		69		0.00	7,500
GAR	Attached Gara	B	264	40.00	1979		69		0.00	8,400
BMT	Basement-Unfi	B	902	26.01	1979		69		0.00	17,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	902	902	902	257.18	231,976
BMT	Basement Area	0	902	0	0.00	0
FOP	Open Porch	0	268	0	0.00	0
FUS	Upper Story	720	720	720	257.18	185,170
GAR	Attached Garage	0	264	0	0.00	0
WDK	Wood Deck	0	414	0	0.00	0
	Ttl Gross Liv / Lease Area	1,622	3,470	1,622		417,146