

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NICHOLS, REED M & ELIZABETH							Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
48 CAPN ISIAHS ROAD							RESIDENTL	1010	482,400	482,400	
COTUIT MA 02635							RES LAND	1010	181,700	181,700	
SUPPLEMENTAL DATA							Total		664,100	664,100	VISION
Alt Prcl ID			Split Zonin		Plan Ref.						
ResExpt Q			YES:		Land Ct#		34623-N (SH 4)				
#DL 1			LOT 43		#SR						
#DL 2					Life Estate						
GIS ID			F_948514_2692869		PP STATU						
					Assoc Pid#						

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICHOLS, REED M & ELIZABETH			C170041	0	07-31-2003	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed
NICKERSON, PATRICIA L			C78871	0	07-18-1979	U		0		2025	1010	482,400	2024	1010	486,700
											1010	181,700	2023	1010	418,900
															179,500
										Total		664,100	Total		668,400
										Total		664,100	Total		598,400

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	0.00													
Total			0.00													
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name		B	Tracing		Batch										
0106						COTUIT										
NOTES												Appraised Bldg. Value (Card)				444,000
												Appraised Xf (B) Value (Bldg)				32,000
												Appraised Ob (B) Value (Bldg)				6,400
												Appraised Land Value (Bldg)				181,700
												Special Land Value				0
												Total Appraised Parcel Value				664,100
												Valuation Method				C
												Total Appraised Parcel Value				664,100

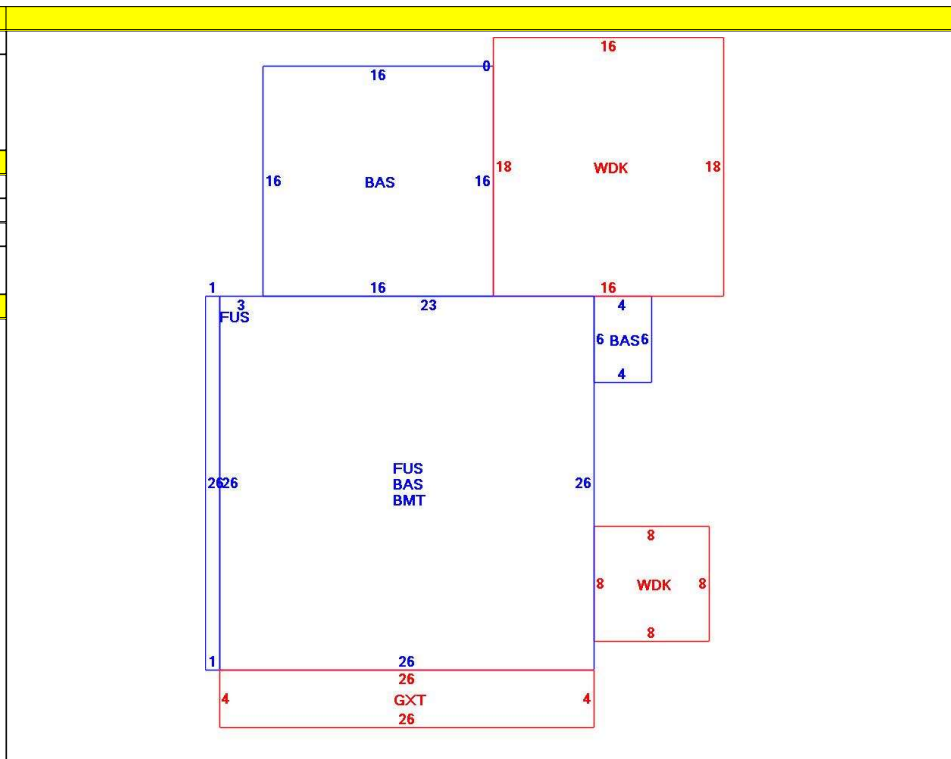
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
EXPR-24-1	11-15-2024	835		1,000		0		Residential weatherization/air	01-19-2024	MM	01	1	03	Cycl Insp Comp	
201506285	09-24-2015	NS	New Siding	4,500	06-30-2016	100	06-30-2016	RESIDE	07-17-2023	EG	03		16	In Office Review	
201505975	09-23-2015	PV	Solar PV Syste	13,000	12-10-2015	100	06-30-2016	INSTALL SOLAR PANELS ON	05-29-2020	DM			FR	Field Review	
201302048	04-17-2013	OT	Other	600	06-30-2013	100	06-30-2013	8' FNC 9 SECTIONS	12-14-2015	SR	02		02	Bldg Permit Completed	
201203898	06-29-2012	RE	Remodel	7,000	06-30-2013	100	06-30-2013	REMOV/REPLC BTH FIX-NW	07-20-2015	TP	03		16	In Office Review	
201104502	08-23-2011	SH	Shed		06-30-2012	100	06-30-2012	8X12 SHED	12-16-2014	SR	02		03	Cycl Insp Comp	
200801533	03-28-2008	AD	Addition	3,000	08-12-2008	100	06-30-2009	4 X 5 BATH ADD'N.	09-16-2014	SR	02		03	Cycl Insp Comp	

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	0.510	AC	176,344.00	1.75655	1.0000	5	1.00	0106	1.150		1.0000	356,214.8	181,700
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			181,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	30	Cement Siding			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
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
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	528,555
Year Built	1979
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	444,000
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
FPL1	Fireplace 1 sto	B	1	5000.00	2002		84		0.00	4,200
BGR2	2 Stall Bmt Ga	B	1	3244.00	2002		84		0.00	2,700
WDC	Wood Decking	L	64	20.00	1998		58		0.00	1,900
GXT	Garage Extens	B	104	65.00	2002		84		0.00	5,700
BMT	Basement-Unfi	B	676	26.01	2002		84		0.00	17,300
WDC	Wood Deck w/	L	288	18.00	1998		58		0.00	3,100
FPLG	Gas Fireplace-	B	1	2500.00	2002		84		0.00	2,100
SOL1	Solar PV Pane	B	20	860.00	2002		0		0.00	0
SHED	Shed	L	96	18.00	2015		82		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	956	956	956	318.79	304,764
BMT	Basement Area	0	676	0	0.00	0
FUS	Upper Story	702	702	702	318.79	223,791
GXT	Gar Extension-Front	0	104	0	0.00	0
WDK	Wood Deck	0	352	0	0.00	0
Ttl Gross Liv / Lease Area		1,658	2,790	1,658		528,555

