

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
NICKERSON, KAREN FRANCES		1	Level	4	Gas	1	Paved			Description	Code	Assessed	Assessed		
				6	Septic					RESIDENTL	1010	441,100	441,100		
70 BISCAYNE DRIVE		SUPPLEMENTAL DATA										RES LAND	1010	176,400	176,400
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT 14 #DL 2 GIS ID F_943022_2703621				Plan Ref. 434/93-95 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total		617,500	617,500		

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
NICKERSON, KAREN FRANCES		BA08D03	0	06-30-2010	U	I	0	1			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CABRAL, KAREN F		24612	0302	06-14-2010	U	I	1	1			2025	1010	441,100	2024	1010	420,500	2023	1010	373,600
CABRAL, GREGORY C & KAREN F		8097	0325	07-15-1992	Q	I	110,000	U				1010	176,400			176,400		1010	160,400
BURGIO, ROSARIO & BARBARA A		6233	0272	04-15-1988	Q	I	122,595	U			Total		617,500	Total		596,900	Total		534,000
GREENBRIER CORP		5499	0031	12-15-1986	U	V	350,000	N											

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0105			MARSTM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	394,400
Appraised Xf (B) Value (Bldg)	20,700
Appraised Ob (B) Value (Bldg)	26,000
Appraised Land Value (Bldg)	176,400
Special Land Value	0
Total Appraised Parcel Value	617,500
Valuation Method	C
Total Appraised Parcel Value	617,500

NOTES									

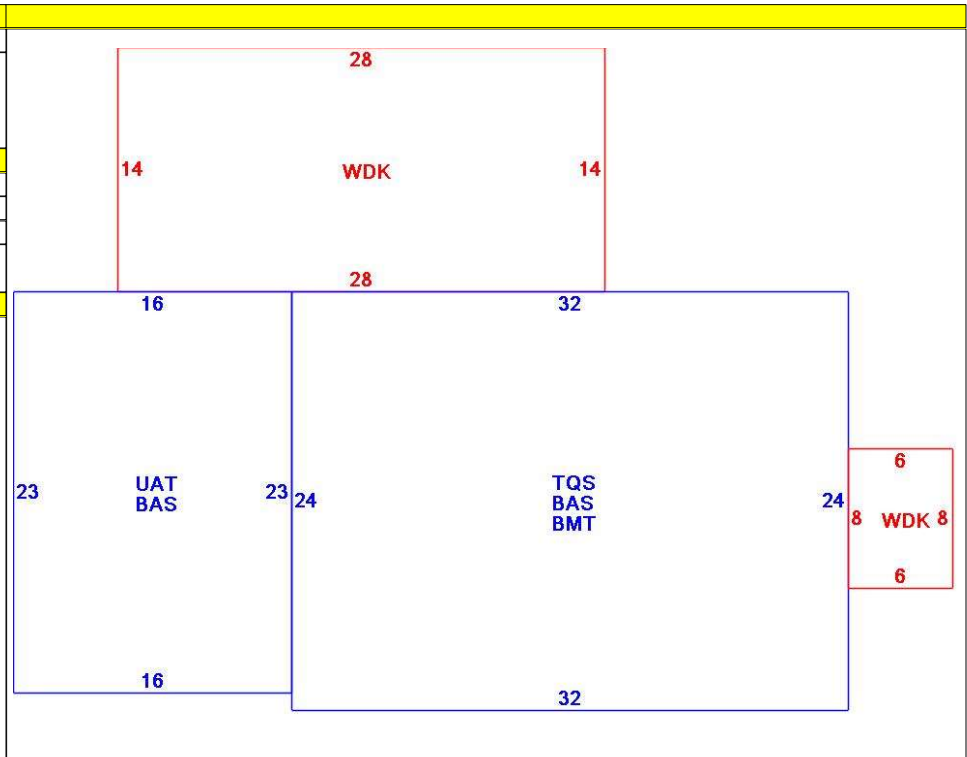
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-1	12-30-2022	835	Sid/Wind/Roof/	5,377		100		Air sealing, blown in cellulose f		08-09-2023	EG	03		16	In Office Review
201505297	08-27-2015	PV	Solar PV Syste	20,000	03-12-2016	0		INACTIVE-INSTALL SOLAR P		05-20-2020	LS			FR	Field Review
71649	09-19-2003	OB	Out Building	3,500	11-24-2003	100	01-01-2004			10-27-2015	AL	03		16	In Office Review
69378	06-10-2003	SP	Swimming Pool		11-24-2003	100	01-01-2004			12-03-2014	SR	02		03	Cycl Insp Comp
60768	05-01-2002	AD	Addition	37,536	09-04-2002	100	01-01-2003			04-14-2014	JR	03		16	In Office Review
B31683	03-01-1988	DW	Dwelling	45,000	06-30-1988	100	06-30-1988	MM 11/2 S							

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	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0105	1.000			1.0000	176,344	176,300	
1	1010	Single Fam M-0	RF	3	0.010	AC 14,250.00	1.00000	1.0000	0	1.00	0105	1.000			1.0000	14,250	100	
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value					176,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.66				
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	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 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	469,514
Year Built	1988
Effective Year Built	2004
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	394,400
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
FPLG	Gas Fireplace-	B	1	2500.00	2002		84		0.00	2,100
SHD2	Shed w/Elec	L	160	26.00	2002		66		0.00	2,700
SPL2	Pool Vinyl	L	512	55.00	2003		58	00	1.00	16,300
WDC	Wood Decking	L	440	20.00	2000		62		0.00	5,200
BMT	Basement-Unfi	B	768	26.01	2002		84		0.00	18,600
FNP1	FENCE CHAI	L	174	15.90	2003		58	C	1.00	1,600
FNG1	Gate 4'x3'w	L	1	301.53	2003		58	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,136	1,136	1,136	280.81	319,000
BMT	Basement Area	0	768	0	0.00	0
TQS	Three Quarter Story	499	768	499	182.45	140,124
UAT	Attic, Unfinished	0	368	37	28.23	10,390
WDK	Wood Deck	0	440	0	0.00	0
Ttl Gross Liv / Lease Area		1,635	3,480	1,672		469,514

