

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NICKERSON, ROSS & TARA  PO BOX 131  COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved	Description	Code	Assessed	Assessed
				4	Gas			RESIDNTL	1010	374,000	374,000
				6	Septic			RES LAND	1010	226,900	226,900
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Split Zonin BID Parcel ResExpt Q YES: #DL 1 LOT E #DL 2 GIS ID F_943428_2686150						Plan Ref. 94/47 Land Ct# #SR Life Estate PP STATU Assoc Pid#					
									Total	600,900	600,900

801  
 FY2025  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICKERSON, ROSS & TARA BODEN, FREDERICK H & PAULA TRS		4243	0054	09-15-1984	U	V	20,000	1	Year	Code	Assessed	Year	Code	Assessed
		1602	0013	02-11-1972	U		0		2025	1010	374,000	2024	1010	353,200
										1010	226,900	2023	1010	206,300
									Total	600,900	Total	580,100	Total	518,500

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2011	5C	RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

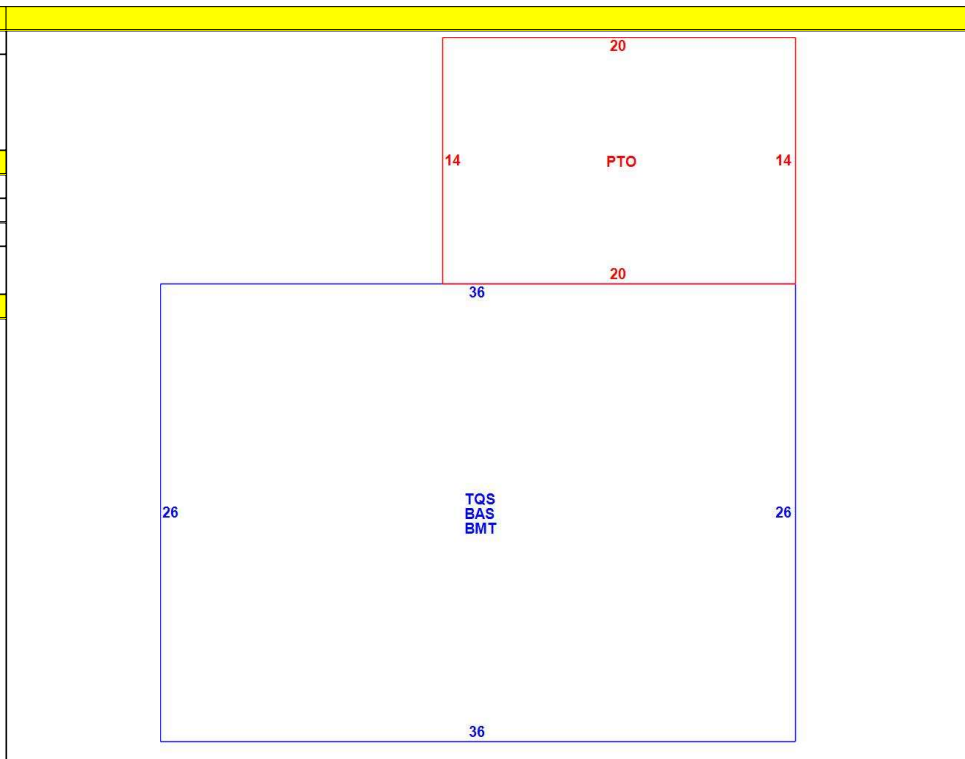
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				COTUIT			
<b>NOTES</b>				Appraised Bldg. Value (Card) 345,000 Appraised Xf (B) Value (Bldg) 27,700 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 226,900 Special Land Value 0 Total Appraised Parcel Value 600,900 Valuation Method C Total Appraised Parcel Value 600,900			

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
B27330	12-02-1984	DW	Dwelling	45,000	03-15-1985	100	06-30-1985	CO	09-01-2021	CK	02		03	Cycl Insp Comp
									06-10-2020	WD			FR	Field Review
									02-22-2013	RB	03		03	Cycl Insp Comp
									03-03-2005	PT	01		00	Meas/Listed-Interior Acces
									08-16-2002	PT	02		01	Meas/Est
									10-21-1999	MF	01		00	Meas/Listed-Interior Acces
									03-15-1985	FR				

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	0.560	AC	176,344.00	1.64114	1.0000	5	1.00	0107	1.400		1.0000	405,167.9	226,900
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			226,900	

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	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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	04	Hot Air			
AC Type	01	None			
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	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		415,676			
Year Built		1984			
Effective Year Built		2002			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		17			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		83			
RCNLD		345,000			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		83		0.00	5,000
BRR	Bsmt Rec Rm-	B	235	8.05	2000		83		0.00	1,600
BMT	Basement-Unfi	B	936	26.01	2000		83		0.00	21,100
PAT1	Patio- Average	L	280	5.89	1999		80		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	936	936	936	269.22	251,990	
BMT	Basement Area	0	936	0	0.00	0	
PTO	Patio	0	280	0	0.00	0	
TQS	Three Quarter Story	608	936	608	174.88	163,686	
Ttl Gross Liv / Lease Area		1,544	3,088	1,544		415,676	

