

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
TOY, FAWN S & SUN, HEATHER K 29 WADSWORTH AVENUE NO.1 WALTHAM MA 02453		2 Above Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	678,400	678,400		
			2 Public Water			RES LAND	1010	174,000	174,000		
SUPPLEMENTAL DATA						Total				852,400	852,400
		Alt Prcl ID	Split Zonin	Plan Ref. 405/1							
		BID Parcel	ResExpt Q	Land Ct#							
		#DL 1 LOT 14	#DL 2	Life Estate							
		GIS ID F_963831_2712722		PP STATU							
				Assoc Pid#							

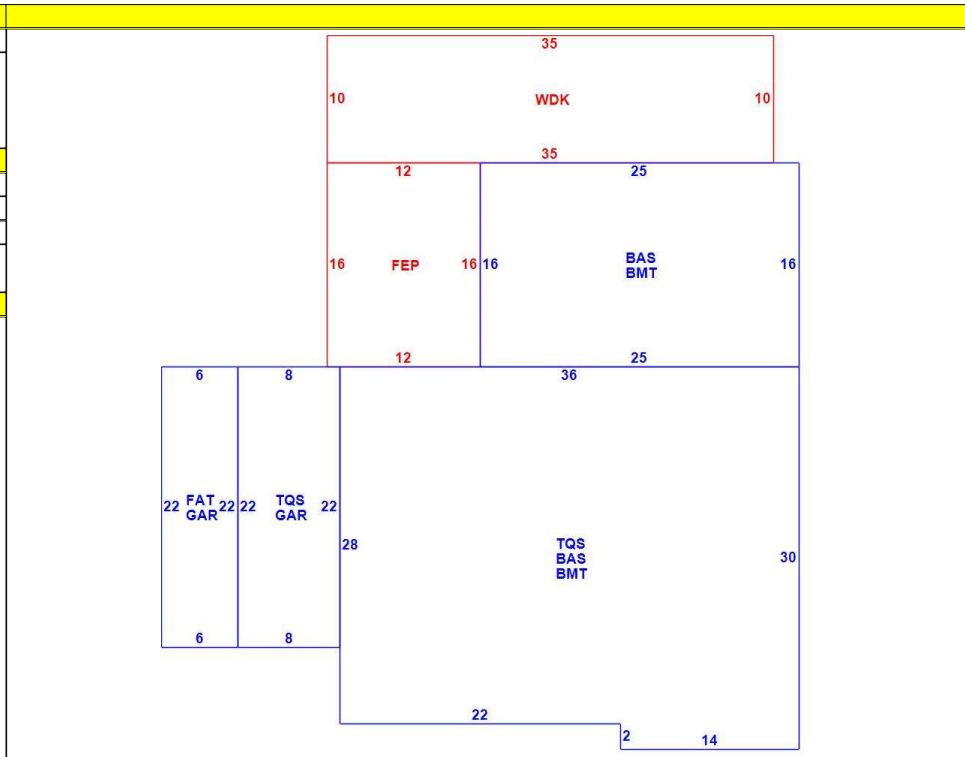
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOY, FAWN S & SUN, HEATHER K BOYER, STUART V & FAY		34257 135	06-30-2021	Q	I	810,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		5122 0294	06-10-1986	Q	I	171,900	U	2023	1010	600,800	2022	1010	395,000	2021	1010	337,400
									1010	171,900		1010	122,200		1010	122,200
															1010	4,100
								Total		772,700	Total		517,200	Total		463,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
Total			0.00														
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)							
0106								WBARNS		Appraised Xf (B) Value (Bldg)							
								Appraised Ob (B) Value (Bldg)									
								Appraised Land Value (Bldg)									
								Special Land Value									
								Total Appraised Parcel Value									
								Valuation Method									
								Total Appraised Parcel Value									

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	02-16-2022	835	Sid/Wind/Roof/	7,886		100		Air sealing, insulate and weat	04-23-2020	LS			FR	Field Review	
73011	11-14-2003	AD	Addition	75,000	10-01-2004	100	01-01-2005		08-18-2016	KM	02		03	Cycl Insp Comp	
46195	05-19-2000	NR	New Roof	1,500		100			08-28-2014	JR	03		16	In Office Review	
B28980	02-01-1986	DW	Dwelling	0	01-15-1987	100		WB 11/2 S	12-19-2007	PT	02		14	Cyclical Inspection	
									10-04-2004	MF	02		02	Bldg Permit Completed	
									04-15-2004	MF	02		13	CALL BACK	
									06-01-1997	LK	01		00	Meas/Listed-Interior Acces	

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	5	0.320	AC	176,344.00	2.68059	1.0000	5	1.00	0106	1.150		1.0000	543,615.6	174,000
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value				174,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	1.75	1 3/4 Stories			
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
Parcel Id			C		Owne 0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New		666,754			
Year Built		1986			
Effective Year Built		2009			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		8			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		92			
RCNLD		613,400			
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2001		92		0.00	5,500
WDC	Wood Decking	L	350	20.00	1999		60		0.00	4,100
FEP	Enclosed porc	B	192	70.00	2001		92		0.00	11,300
GAR	Attached Gara	B	308	40.00	2001		92		0.00	12,500
BMT	Basement-Unfi	B	1,436	26.01	2001		92		0.00	31,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	297.13	426,675
BMT	Basement Area	0	1,436	0	0.00	0
FAT	Attic, Finished	20	132	20	45.02	5,943
FEP	Enclosed Porch	0	192	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
TQS	Three Quarter Story	788	1,212	788	193.18	234,137
WDK	Wood Deck	0	350	0	0.00	0
Ttl Gross Liv / Lease Area		2,244	5,066	2,244		666,755

