

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KELLEY, MATTHEW & LAURIE 45 DAMIEN ROAD WELLESLEY MA 02481			1 Level	6 Septic	1 Paved	7 Waterfront	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
				4 Gas		1 Excel View	RESIDNTL	1010	860,100	860,100	
				2 Public Water			RES LAND	1010	8,467,700	8,467,700	
SUPPLEMENTAL DATA											
Alt Prcl ID			Split Zonin			Plan Ref.					
WELLESLEY MA 02481			BID Parcel			Land Ct# 18587-A, E & F					
#DL 1			LOTS 6, 8 & UN-NUMBERE			#SR					
#DL 2						Life Estate					
GIS ID F_965567_2688267						PP STATU					
						Assoc Pid#					
							Total		9,327,800	9,327,800	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KELLEY, MATTHEW & LAURIE			31417	0155	07-20-2018	Q	I	5,250,000	00	Year	Code	Assessed	Year	Code	Assessed
PHILLIPS, FRANCIS B & WALTER M JR			19328	0326	12-09-2004	U	I	2,000,000	1A	2023	1010	1,227,700	2022	1010	1,017,600
PHILLIPS, WALTER M JR ET AL			17553	0275	08-29-2003	U	I	1	1A		1010	7,746,300		1010	4,570,300
														1010	41,500
							Total		8,974,000	Total		5,587,900	Total		5,155,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
WF13			OSTVIL

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										770,600
Appraised Xf (B) Value (Bldg)										43,400
Appraised Ob (B) Value (Bldg)										46,100
Appraised Land Value (Bldg)										8,467,700
Special Land Value										0
Total Appraised Parcel Value										9,327,800
Valuation Method										C
Total Appraised Parcel Value										9,327,800

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
BLDR-23-90	08-01-2023	804	Addn Alt-Res	3,000,000		0		We Propose a partial demolitio		06-12-2023	SR	02		13	CALL BACK
BLDR-23-25	03-17-2023	804	Addn Alt-Res	150,000	06-12-2023	40		Partial Demolition of existing m		06-04-2020	WD			FR	Field Review
										05-16-2018	KM	02		03	Cycl Insp Comp
										04-15-2010	JR	03		15	Abatement Review
										02-19-2008	PT	02		14	Cyclical Inspection
										04-11-2001	SM	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-1	3	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	WF13	45.000			1.0000	7,935,480	7,935,500
1	1010	Single Fam M-0	RF-1	3	0.830	AC 14,250.00	1.00000	1.0000	0	1.00	WF13	45.000			1.0000	641,250	532,200
Total Card Land Units					1.83	AC	Parcel Total Land Area					1.83	Total Land Value			8,467,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	3	3 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	03	Plastered			
Interior Wall 2					
Interior Floor 1	01	Dirt/None			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	09	9 Bedrooms			
Full Baths	7				
Half Baths	1				
Extra Fixtures					
Total Rooms	16	16 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	71	7 Full-1 Half			

CONDO DATA				
Parcel Id	C	B	S	Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		1,926,608
Year Built		1880
Effective Year Built		1979
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		UC
Condition %		40
Percent Good		40
RCNLD		770,600
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
FPL3	Fireplace 2 sto	B	2	7000.00	1979		40		0.00	5,600
FPO	Ext FP Openin	B	1	2000.00	1979		40		0.00	800
FGR3	Garage-Good-	L	780	60.00	1975		56	00	1.00	26,200
TEN	Tennis Court 7	L	7,200	6.84	1983		28	00	1.00	13,800
WDC	Wood Decking	L	180	20.00	1986		34		0.00	1,500
FOP	Open Porch-ro	B	717	55.00	1979		40		0.00	10,800
BMT	Basement-Unfi	B	2,917	26.01	1979		40		0.00	24,400
FEP	Enclosed porc	B	36	70.00	1979		40		0.00	1,800
FNC5	FENCE-10'CH	L	240	34.35	1997		56		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,943	2,943	2,943	302.40	889,971
BMT	Basement Area	0	2,917	0	0.00	0
FEP	Enclosed Porch	0	36	0	0.00	0
FOP	Open Porch	0	717	0	0.00	0
FUS	Upper Story	2,121	2,121	2,121	302.40	641,396
TQS	Three Quarter Story	1,307	2,010	1,307	196.64	395,240
WDK	Wood Deck	0	180	0	0.00	0
Ttl Gross Liv / Lease Area		6,371	10,924	6,371		1,926,607

