

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
FRECHETTE, ELEANOR TR ELEANOR F FRECHETTE TRUST 1 HEWINS FARM ROAD WELLESLEY MA 02481		1 Level	2 Public Water	1 Paved	9 Rear Location	Description	Code	Assessed	Assessed		
			4 Gas		1 Water View	RESIDNTL	1010	533,300	533,300		
			6 Septic			RES LAND	1010	499,900	499,900		
SUPPLEMENTAL DATA						Total				1,033,200	1,033,200
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 22 #DL 2 GIS ID F_974388_2697103				Plan Ref. 305/42-44 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FRECHETTE, ELEANOR TR		28488 0200	11-04-2014	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FRECHETTE, PETER C & ELEANOR F		8010 0076	05-15-1992	Q	I	201,000	U	2023	1010	474,600	2022	1010	400,600
HOSIE, DAVID R		8010 0074	05-15-1992	U	I	1	A		1010	351,800		1010	298,600
CRAWFORD, DOROTHY TR		4801 0184	11-15-1985	U	I	39,000	A					1010	8,900
HOSIE, DAVID R		3104 0144	06-02-1980	U		0		Total		826,400	Total		699,200
								Total			Total		619,000

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			
0110			CENVIL				
NOTES				Appraised Bldg. Value (Card)	464,600		
				Appraised Xf (B) Value (Bldg)	59,800		
				Appraised Ob (B) Value (Bldg)	8,900		
				Appraised Land Value (Bldg)	499,900		
				Special Land Value	0		
				Total Appraised Parcel Value	1,033,200		
				Valuation Method	C		
				Total Appraised Parcel Value	1,033,200		

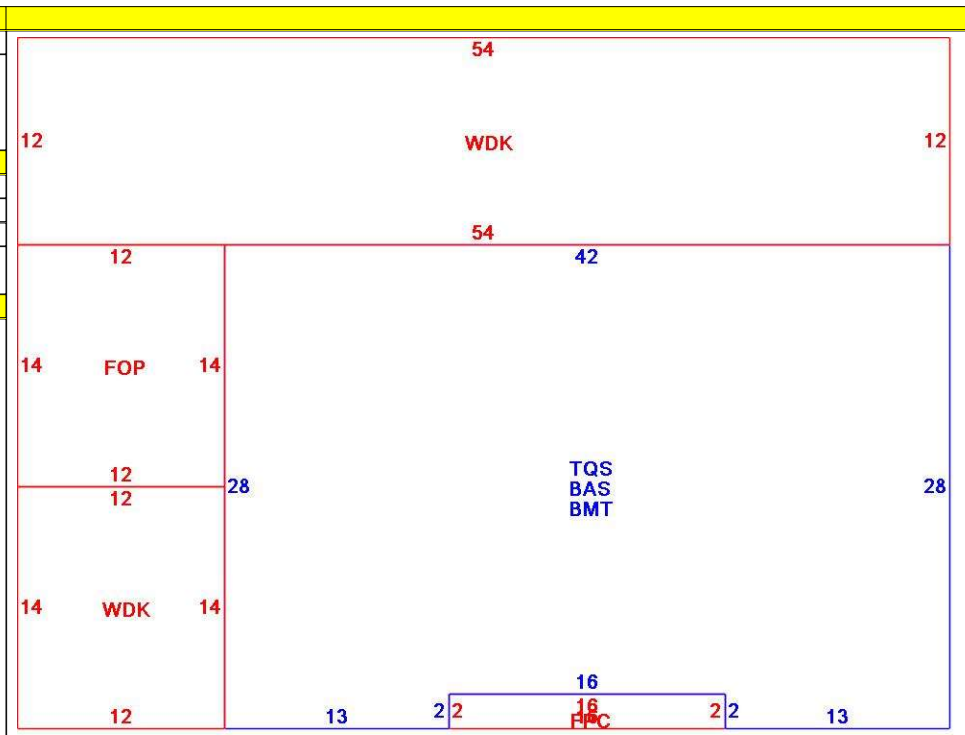
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
38716	05-27-1999	RE	Remodel	100,000	05-31-2000	100	01-01-2001		05-19-2020	WD			FR	Field Review
B25983	01-01-1984	DW	Dwelling	45,000	01-15-1986	100		CE	01-30-2018	SR	02		03	Cycl Insp Comp
									09-25-2015	JR	03		16	In Office Review
									06-26-2014	JR	03		16	In Office Review
									09-21-2010	DR	22		22	Change of Address
									08-18-2010	DR	03		16	In Office Review
									06-01-2010	MA	22		22	Change of Address

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	RC	3	0.550 AC	176,344.00	1.66254	1.0000	5	1.00	0110	3.100			1.0000	908,859.3
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			499,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
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	02	Oil			
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	528,006
Year Built	1984
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	464,600
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2005		88		0.00	5,300
BGAR	Bsmt Garage	B	1	2326.00	2005		88		0.00	2,000
BFA1	Bsmt Fin-Goo	B	700	32.56	2005		88		0.00	20,100
WDC	Wood Decking	L	816	20.00	1999		60		0.00	8,900
FOPC	Open Prch-roo	B	200	55.00	2005		88		0.00	6,900
BMT	Basement-Unfi	B	1,144	26.01	2005		88		0.00	25,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	279.66	319,936
BMT	Basement Area	0	1,144	0	0.00	0
FOP	Open Porch	0	168	0	0.00	0
FPC	Open Porch Conc. Floor	0	32	0	0.00	0
TQS	Three Quarter Story	744	1,144	744	181.88	208,070
WDK	Wood Deck	0	816	0	0.00	0
Ttl Gross Liv / Lease Area		1,888	4,448	1,888		528,006

