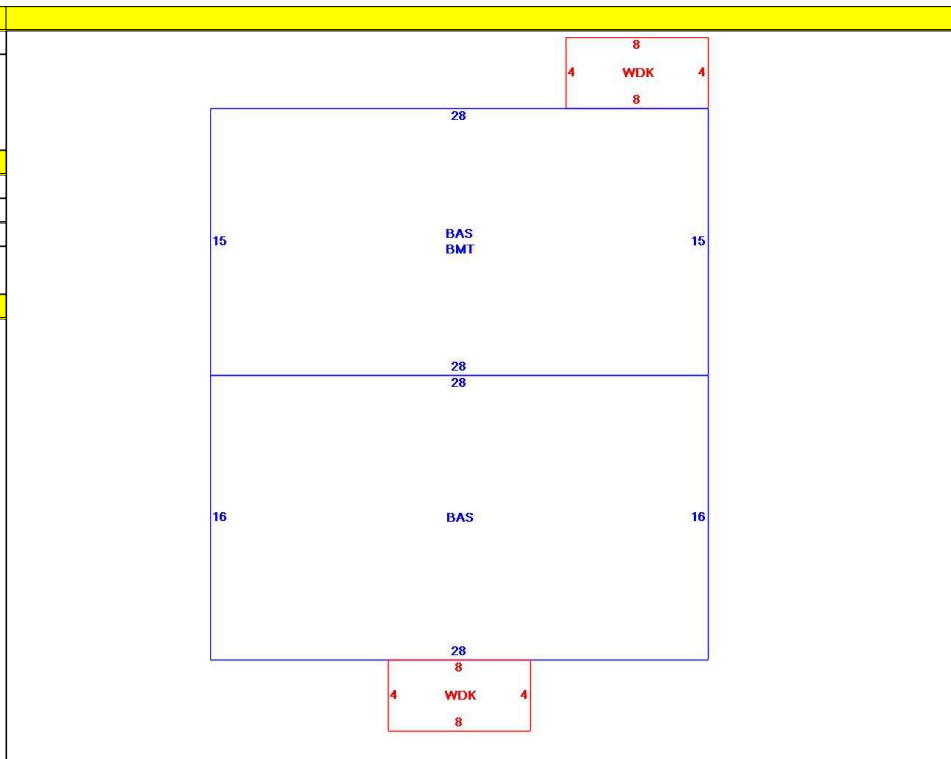


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
MCNAMARA, KERRY M JR 166 OAKLAND STREET WELLESLEY MA 02481						Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION									
						RESIDNTL	1020	267,500	267,500										
SUPPLEMENTAL DATA																			
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. 345/78-81															
WELLESLEY MA 02481		BID Parcel		Land Ct#															
		ResExpt Q		#SR															
#DL 1		UNIT 3		Life Estate															
#DL 2		CAPT WINSLOW		PP STATU															
GIS ID		F_977271_2701322		Assoc Pid#															
						Total	267,500	267,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
MCNAMARA, KERRY M JR		28966 0237	06-25-2015	U	I	88,000	1T	Year	Code	Assessed	Year	Code	Assessed						
SENOSKI, RICHARD T & MURPHY, SUSAN E		14042 0114	07-16-2001	Q	I	118,000	00	2023	1020	212,200	2022	1020	175,300						
FUREY, THOMAS J III & CYNTHIA A		3894 0149	10-13-1983	Q	I	44,900	00				2021	1020	155,400						
BRITTAIN, WILLIAM P		3231 0125	01-27-1981	Q	I	42,000	U					1020	1,600						
						Total		212,200	Total	175,300	Total	157,000							
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		Appraised Bldg. Value (Card)				249,400							
0001						HYAN		Appraised Xf (B) Value (Bldg)				16,500							
						Appraised Ob (B) Value (Bldg)						1,600							
						Appraised Land Value (Bldg)						0							
						Special Land Value						0							
						Total Appraised Parcel Value						267,500							
						Valuation Method						C							
						Total Appraised Parcel Value						267,500							
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					
									12-03-2020	CK	22		22	Change of Address					
									05-29-2020	LS			FR	Field Review					
									10-25-2018	SR	02		03	Cycl Insp Comp					
									10-06-2014	TP	03		16	In Office Review					
									02-05-2014	DR	22		22	Change of Address					
									08-30-2012	TR	03		16	In Office Review					
									08-29-2012	TR	03		16	In Office Review					
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
1	102U	Condominium M	SPLI	4		0 SF	0.00	1.00000	5	1.00	0001	1.000			0.0000	0	0		
Total Card Land Units						0	SF	Parcel Total Land Area						0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Bedrm Func	C	Average			
Stories	1	1 Story			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	867				
Bath Split	11	1 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
Parcel Id	104242	C 0270	Ownr 3.8
	SEA CAPTAINS	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr	1FU	FIRST FLOOR	100
Condo Unit	MKT0	MKT0	100

COST / MARKET VALUATION	
Building Value New	300,428
Year Built	1974
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnd	249,400
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
FPL1	Fireplace 1 sto	B	1	5000.00	1998		83		0.00	4,200
BMT	Basement-Unfi	B	420	26.01	1998		83		0.00	12,300
WDC	Wood Deck w/	L	64	18.00	1997		56		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	868	868	868	346.12	300,428
BMT	Basement Area	0	420	0	0.00	0
WDC	Wood Deck	0	64	0	0.00	0
Ttl Gross Liv / Lease Area		868	1,352	868		300,428

