

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
DEFELICE, MARIA T & KENT, DAVID L 43 WAYSIDE INN ROAD FRAMINGHAM MA 01701		1	Level	2	Public Water	1	Paved	1	Lake/Pond Fro	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 403,100 833,800	Assessed 403,100 833,800
		4	Gas			1	Excel View						
		6	Septic										
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS 39 & 39A-2 #DL 2 GIS ID F_977378_2706850					Plan Ref. 567/30 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total 1,236,900 1,236,900			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
DEFELICE, MARIA T & KENT, DAVID L GONSALVES, JOHN & ALICIA M TRS GONSALVES, JOHN LESHAN, WENDY J LESHAN, LAWRENCE L & WENDY TRS		28525	0176	11-21-2014	U	I	480,000	1			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		20861	0172	03-29-2006	U	I	1	1A	2023	1010	352,600	2022	1010	303,500	2021	1010	237,600		
		17330	0081	07-25-2003	U	I	335,000	1			1010		689,100		1010	449,200		1010	408,300
		17330	0079	07-25-2003	U	V	1	1A									1010	10,200	
14838	0261	02-20-2002	U	I	1	1A													
Total										1,041,700	Total	752,700	Total	656,100					

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				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0113				CENVIL	Appraised Bldg. Value (Card)	344,500		
					Appraised Xf (B) Value (Bldg)	45,200		
					Appraised Ob (B) Value (Bldg)	13,400		
					Appraised Land Value (Bldg)	833,800		
					Special Land Value	0		
					Total Appraised Parcel Value	1,236,900		
					Valuation Method	C		
					Total Appraised Parcel Value	1,236,900		

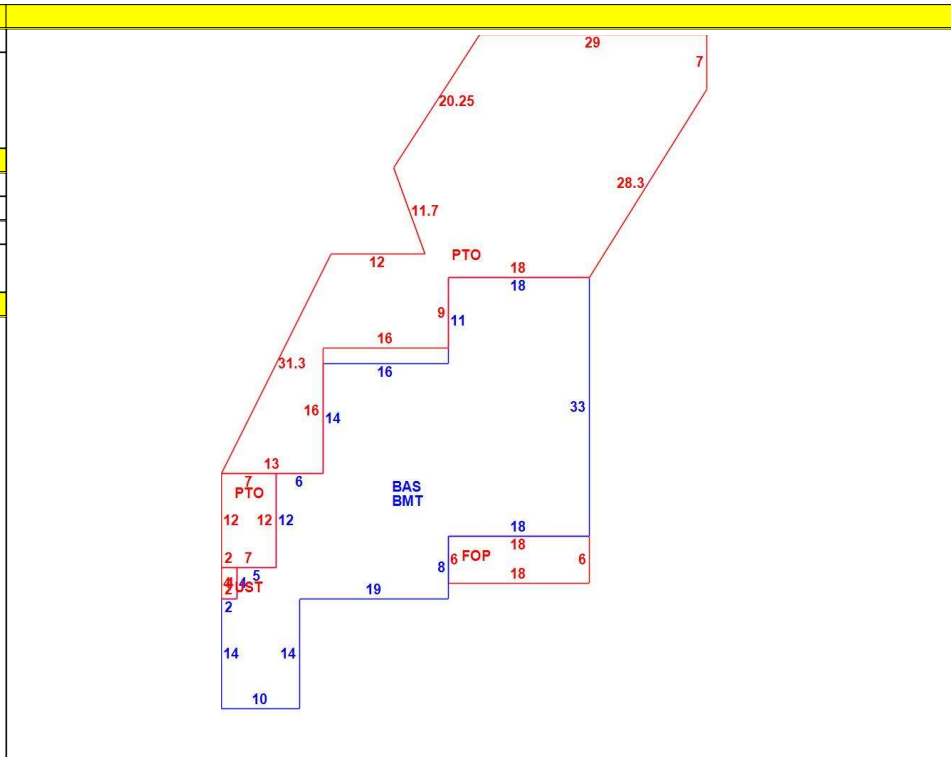
NOTES										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
EXPR-23-7	05-30-2023	835	Sid/Wind/Roof/	12,905		100		strip and re roof		11-02-2021	SR	02		03	Cycl Insp Comp				
20060661	06-08-2006	OT	Other	25,000	09-09-2007	100	06-30-2008	ACCESS TO WATER		04-21-2020	WD			FR	Field Review				
78352	08-04-2004	OB	Out Building	500	02-11-2005	100	01-01-2005			03-11-2011	RB	03		02	Bldg Permit Completed				
78351	08-04-2004	NS	New Siding	2,500	02-11-2005	100	01-01-2005			10-19-2010	MK	01		52	New Construction				
71506	09-16-2003	AD	Addition	8,000	05-11-2004	100	01-01-2004			07-02-2010	NF	02		14	Cyclical Inspection				
71504	09-15-2003	NS	New Siding	15,000	05-11-2004	100	01-01-2004			06-23-2010	PT	04		44	Drive by inspection only				
B35594	01-01-1993	NR	New Roof	900	01-15-1994	100		CE REROOF		03-07-2008	JG	03		16	In Office Review				

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	RD-	3	0.330	AC	176,344.00	2.60499	1.0000	5	1.00	0112	5.500	WEQUAQUET LAKE	1.0000	2,526,551	833,800	
Total Card Land Units					0.33	AC	Parcel Total Land Area					0.33	Total Land Value					833,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1	1 Story			
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	12	Hardwood			
Interior Floor 2					
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	5	5 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	430,649
Year Built	1965
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	344,500
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	1995		80		0.00	4,000
BFA	Bsmt Fin-Avg	B	750	17.36	1995		80		0.00	10,400
STRS	Stairs to Water	L	8	122.52	2006		74	C	1.00	700
PAT1	Patio- Average	L	84	5.89	1998		79		0.00	500
FOP	Open Porch-ro	B	108	55.00	1995		80		0.00	4,700
BMT	Basement-Unfi	B	1,330	26.01	1995		80		0.00	25,900
SHED	Shed	L	96	18.00	2019		100		0.00	1,700
PAT2	Patio-Good	L	1,284	9.94	1998		79		0.00	8,800
UST	Utility Storage-	B	8	17.11	1995		80		0.00	200
SHED	Shed	L	25	18.00	1997		56		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,330	1,330	1,330	323.80	430,649
BMT	Basement Area	0	1,330	0	0.00	0
FOP	Open Porch	0	108	0	0.00	0
PTO	Patio	0	1,368	0	0.00	0
UST	Utility Enclosure	0	8	0	0.00	0
Ttl Gross Liv / Lease Area		1,330	4,144	1,330		430,649



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			6 Septic			RES LAND	1010	833,800	833,800								
SUPPLEMENTAL DATA						Total				1,236,900	1,236,900						
Alt Prcl ID		Split Zonin		Plan Ref. 567/30													
BID Parcel		ResExpt Q		Land Ct#													
#DL 1		LOTS 39 & 39A-2		#SR													
#DL 2				Life Estate													
GIS ID		F_977378_2706850		PP STATU													
Assoc Pid#																	
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									1010	689,100		1010	449,200				
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NOTES																	
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Interior Wall 2					Condo Unit					
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Interior Floor 2					Building Value New					
Heat Fuel	03	Gas			Year Built					
Heat Type	04	Hot Air			Effective Year Built					
AC Type	03	Central			Depreciation Code					
Bedrooms	03	3 Bedrooms			Remodel Rating					
Full Baths	2				Year Remodeled					
Half Baths	1				Depreciation %					
Extra Fixtures					Functional Obsol					
Total Rooms	5	5 Rooms			External Obsol					
Bath Style					Trend Factor					
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