

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
JEGHELIAN, SUSAN M 30 FULLER BROOK ROAD WELLESLEY MA 02482		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1050	932,300	932,300		
			6 Septic			RES LAND	1050	241,600	241,600		
SUPPLEMENTAL DATA						Total				1,173,900	1,173,900
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 3 #DL 2 GIS ID F_981786_2718362				Plan Ref. 249/95 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)					
JEGHELIAN, SUSAN M TR	35599	164	01-18-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
JEGHELIAN, SUSAN M	NO21P00	0	12-10-2020	U	I	0	1F	2023	1050	932,300	2022	1050	1,072,500
CURTIN, KEVIN J & JEGHELIAN, SUSAN	33290	0349	09-24-2020	Q	I	1,250,000	00		1050	219,700		1050	151,100
HELMS, LYNETTE C	22621	0030	01-24-2008	U	I	100	1A					1050	10,400
HELMS, LYNETTE & ROBERT R JR	18801	0273	07-07-2004	Q	I	500,000	00	Total		1,152,000	Total		1,223,600
								Total		860,800	Total		860,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
2021	N5C	NO RESIDENTIAL EXEMPTION	0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0107				BARNS	Appraised Bldg. Value (Card)	860,500	
					Appraised Xf (B) Value (Bldg)	61,400	
					Appraised Ob (B) Value (Bldg)	10,400	
					Appraised Land Value (Bldg)	241,600	
					Special Land Value	0	
					Total Appraised Parcel Value	1,173,900	
					Valuation Method	C	
					Total Appraised Parcel Value	1,173,900	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										08-23-2021	BM	03		16	In Office Review
										09-08-2020	EO	01		23	Owner Requested Review
										09-02-2020	SR	01		03	Cycl Insp Comp
										05-12-2020	DM			FR	Field Review
										03-08-2017	JR	03		03	Cycl Insp Comp
										03-14-2011	RB	03		02	Bldg Permit Completed
										06-25-2010	MK	02		52	New Construction

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
SM-21-66	05-04-2021	834	Sheet Metal	5,000		100		Insulated galvanized sheet me		08-23-2021	BM	03		16	In Office Review
17-3707	10-27-2017	822	Insulation	5,336		100		10 hrs. Air Sealing. Install 6"		09-08-2020	EO	01		23	Owner Requested Review
201000352	02-02-2010	OB	Out Building	2,800	06-25-2010	100	06-30-2011	18X10 SHED		09-02-2020	SR	01		03	Cycl Insp Comp
77937	07-16-2004	WD	Wood Deck	8,000	04-04-2005	100	01-01-2005	16X12+22X8;FRNCH DOORS		05-12-2020	DM			FR	Field Review
75276	03-11-2004	RE	Remodel	19,200	04-04-2005	100	01-01-2005	KIT,INT STAIR,LNDRY		03-08-2017	JR	03		03	Cycl Insp Comp
22136	03-31-1997	RW	Repair Work	5,000	08-10-1998	100	01-01-1998	Wind/Door		03-14-2011	RB	03		02	Bldg Permit Completed
B34993	04-01-1992	NR	New Roof	1,000	01-15-1993	100	01-01-1993			06-25-2010	MK	02		52	New Construction

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	1050	Three Family	RF-2	1	0.770	AC	176,344.00	1.27097	1.0000	5	1.00	0107	1.400		1.0000	313,786.5	241,600
Total Card Land Units					0.77	AC	Parcel Total Land Area					0.77	Total Land Value			241,600	

