

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
BUNTING, CATHERINE & LLOYD M E  41 BOULDER ROAD  WELLESLEY MA 02481		1	Level	2	Public Water	1	Paved	7	Waterfront	Description RESIDNTL RES LAND	Code 1010 1010	Assessed 716,100 2,222,100	Assessed 716,100 2,222,100
		4	Gas			1	Excel View						
		6	Septic										
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_947512_2687149						Plan Ref. 15/19 Land Ct# #SR Life Estate PP STATU Assoc Pid#				Total 2,938,200 2,938,200			

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
BUNTING, CATHERINE & LLOYD M ET A		34047	304	04-26-2021	U	I	149,940	1J					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BUNTING, CATHERINE & LLOYD M ET A		30635	0216	07-18-2017	U	I	180,000	1A	2023	1010	624,600	2022	1010	535,200	2021	1010	351,200				
BUNTING, CATHERINE L ET AL		11405	0184	05-05-1998	Q	I	1,200,000	1A		1010	1,779,100		1010	2,043,000		1010	2,283,400				
GROTZ, PHYLLIS F & COLES, DAVID TR		11355	0149	04-14-1998	U	V	0				0			107,700							
FLAGLER, HELEN C		6517	0260	11-14-1988	U	I	1	A					Total		2,403,700	Total		2,578,200	Total		2,742,300

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				COTUIT

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	565,600		
												Appraised Xf (B) Value (Bldg)	39,300		
												Appraised Ob (B) Value (Bldg)	111,200		
												Appraised Land Value (Bldg)	2,222,100		
												Special Land Value	0		
												Total Appraised Parcel Value	2,938,200		
												Valuation Method	C		
												Total Appraised Parcel Value	2,938,200		

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
20-1661	07-30-2020	833	Shd-Res-under	8,000	09-09-2020	100	06-30-2021	Replace a rotting and soon to Take down existing boathouse.	09-09-2020	SR	01		02	Bldg Permit Completed
20-1628	07-30-2020	811	Demo - Access	1,500		0			06-09-2020	WD			FR	Field Review
31460	06-09-1998	RW	Repair Work	25,000	06-01-1999	100	12-31-1999		07-20-2015	TP	03		16	In Office Review
									06-14-2013	RB	03		16	In Office Review
									06-10-2013	RB	03		14	Cyclical Inspection
									03-08-2011	DR	03		16	In Office Review
									06-09-2005	PT	02		01	Meas/Est

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	2	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0120	12.500		1.0000	2,204,300	2,204,300
1	1010	Single Fam M-0	RF	2	0.100	AC	14,250.00	1.00000	1.0000	0	1.00	0120	12.500		1.0000	178,125	17,800
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value				2,222,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 Stories			
Exterior Wall 1	11	Clapboard			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	06	6 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	30	3 Full-0 Half			
			Building Value New		774,766
			Year Built		1875
			Effective Year Built		1984
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		565,600
			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	2	6000.00	1984		73		0.00	8,800
DKHD	Dock-Heavy	L	1	205000.0	1994		50		0.00	102,500
BGR2	2 Stall Bmt Ga	B	1	3244.00	1984		73		0.00	2,400
WDC	Wood Decking	L	240	20.00	1986		34		0.00	1,800
PAT2	Patio-Good	L	455	9.94	1986		67		0.00	3,000
FOPC	Open Prch-roo	B	130	55.00	1984		73		0.00	4,000
BMT	Basement-Unfi	B	1,360	26.01	1984		73		0.00	24,100
STRS	Stairs to Water	L	26	122.52	1994		50	C	1.00	1,600
SHED	Shed	L	128	18.00	2020		100		0.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,098	2,098	2,098	269.02	564,396
BMT	Basement Area	0	1,360	0	0.00	0
FHS	Half Story	710	1,420	710	134.51	191,001
FPC	Open Porch Conc. Floor	0	130	0	0.00	0
PTO	Patio	0	455	0	0.00	0
UAT	Attic, Unfinished	0	720	72	26.90	19,369
WDK	Wood Deck	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		2,808	6,423	2,880		774,766

