

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
RAVAMASC LLC  31 SUNSET ROAD  WELLESLEY MA 02482			1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed		
			4	Gas					RESIDNTL	1010	417,600	417,600				
			6	Septic			RES LAND	1010	192,800	192,800						
<b>SUPPLEMENTAL DATA</b>																
Alt Prcl ID			Split Zonin			Plan Ref.										
WELLESLEY MA 02482			#DL 1 LOT 13			Land Ct# 34623-B (SH 1)										
WELLESLEY MA 02482			#DL 2			Life Estate										
WELLESLEY MA 02482			GIS ID F_948313_2693747			PP STATU										
WELLESLEY MA 02482						Assoc Pid#										
											Total		610,400		610,400	

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
RAVAMASC LLC			C215206	0	01-18-2018		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LAINER, MARVIN I			C214005	0	09-08-2017		U	I			100	1F	2023	1010	417,600	2022	1010	358,500	2021	1010	312,000	
LAINER, FRANCES TR			C192434	0	09-15-2010		U	I			1	1A		1010	190,500		1010	135,500		1010	135,500	
LAINER, MARVIN I			#D11237	0	09-16-2009		U	I			0	1								1010	4,500	
LAINER, MARVIN I & THERESE B			C104752	0	12-15-1985		Q	V			42,000	U										
											Total		608,100		Total		494,000		Total		452,000	

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					
0106				COTUIT	Appraised Bldg. Value (Card)				360,000
					Appraised Xf (B) Value (Bldg)				53,100
					Appraised Ob (B) Value (Bldg)				4,500
					Appraised Land Value (Bldg)				192,800
					Special Land Value				0
					Total Appraised Parcel Value				610,400
					Valuation Method				C
					Total Appraised Parcel Value				610,400

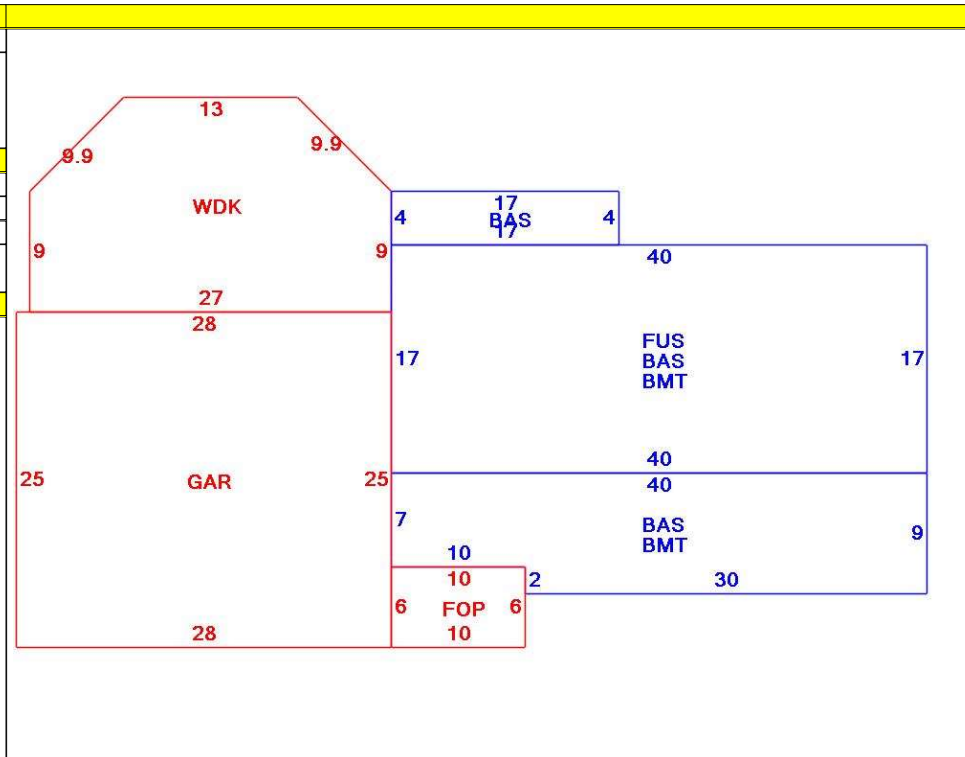
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
EXPR-22-1	12-27-2022	835	Sid/Wind/Roof/	3,140		100		Air Sealing, Weatherstrip Door,		05-29-2020	DM				Field Review
B29269	04-01-1986	DW	Dwelling	130,000	01-15-1987	100	06-30-1986	CO 11/2 S		10-02-2014	SR	02			Cycl Insp Comp

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	0.650	AC	176,344.00	1.46256	1.0000	5	1.00	0106	1.150		1.0000	296,592.9	192,800			
					Total Card Land Units	0.65	AC	Parcel Total Land Area					0.65						Total Land Value	192,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.4				
Exterior Wall 1	14	Wood Shingle			
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	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	07	Mixed			
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	409,069
Year Built	1986
Effective Year Built	2004
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	360,000
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	2006		88		0.00	5,300
WDC	Wood Decking	L	383	20.00	1999		60		0.00	4,500
FOP	Open Porch-ro	B	60	55.00	2006		88		0.00	3,400
GAR	Attached Gara	B	700	40.00	2006		88		0.00	20,700
BMT	Basement-Unfi	B	1,020	26.01	2006		88		0.00	23,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,088	1,088	1,088	231.37	251,735
BMT	Basement Area	0	1,020	0	0.00	0
FOP	Open Porch	0	60	0	0.00	0
FUS	Upper Story	680	680	680	231.37	157,334
GAR	Attached Garage	0	700	0	0.00	0
WDK	Wood Deck	0	383	0	0.00	0
Ttl Gross Liv / Lease Area		1,768	3,931	1,768		409,069

