

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
498 GRAND ISLAND LLC 64 CHESTERTON RD WELLESLEY MA 02481				1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	
					2 Public Water			RESIDNTL	1010	484,300	484,300	
SUPPLEMENTAL DATA								RES LAND	1010	1,666,400	1,666,400	
				Alt Prcl ID	Plan Ref.			Total		2,150,700	2,150,700	
				Split Zonin	Land Ct#	15354-A-SH-15						
				BID Parcel	#SR							
				ResExpt Q	Life Estate							
				#DL 1 UNNUM LOT	PP STATU							
				#DL 2	Assoc Pid#							
				GIS ID	F_952350_2685493							

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
498 GRAND ISLAND LLC				C229561	0	04-01-2022	U	I	1,520,000	1	Year	Code	Assessed	Year	Code	Assessed
MCCARTIN, MICHAEL T TR				D127704	0	08-31-2015	U	I	0	1A	2023	1010	430,500	2022	1010	362,900
MCCARTIN, LAWRENCE M TR				C161975	0	06-27-2001	U	I	1	1A		1010	1,311,900		1010	983,300
MCCARTIN, MARY JOY				C139884	0	02-15-1996	U	I	1	A					1010	48,900
MCCARTIN, LAWRENCE M				C100655	0	03-15-1985	U	I	1	A						
Total											1,742,400	Total	1,346,200	Total	1,323,100	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 424,900			
									Appraised Xf (B) Value (Bldg) 10,500			
									Appraised Ob (B) Value (Bldg) 48,900			
									Appraised Land Value (Bldg) 1,666,400			
									Special Land Value 0			
									Total Appraised Parcel Value 2,150,700			
									Valuation Method C			
									Total Appraised Parcel Value 2,150,700			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0117			OSTVIL

NOTES											

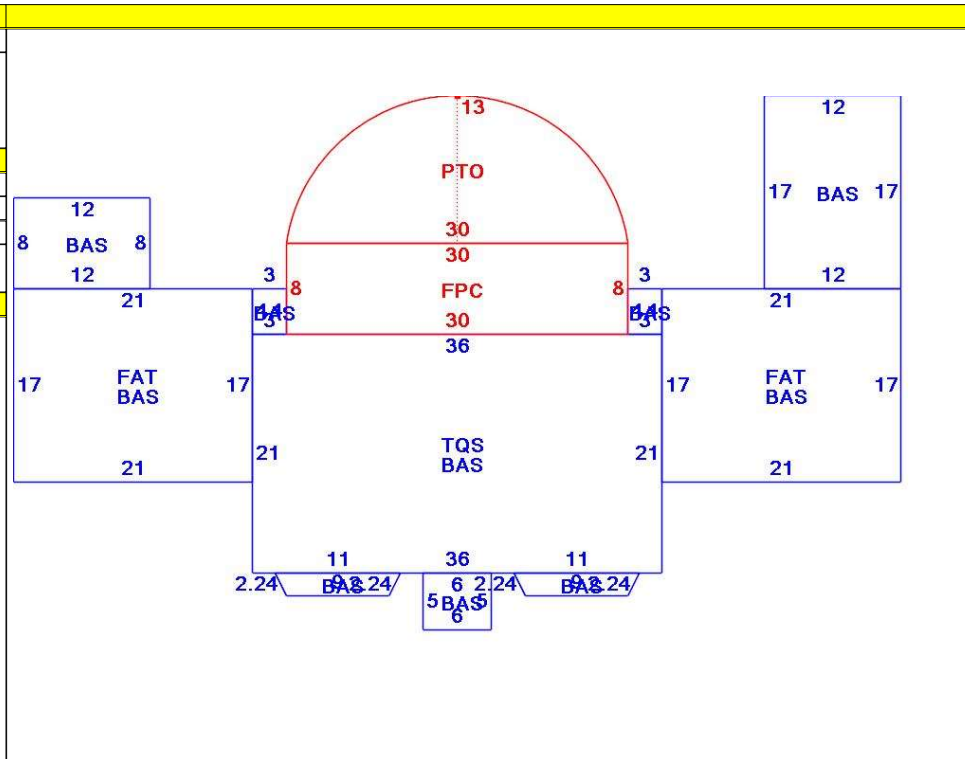
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-85	02-07-2023	804	Addn Alt-Res	68,000		100		Renovation of kitchen and laun	08-30-2023	CK	03		16	In Office Review
B32290	09-01-1988	SP	Swimming Pool	15,000	01-15-1989	100	12-31-1989	OS SW.POO	07-02-2020	CK	22		22	Change of Address
									06-12-2020	WD			25	NO TRESPASSING
									06-14-2016	SR	02		03	Cycl Insp Comp
									09-15-2014	JR	03		16	In Office Review
									05-25-2006	PT	02		01	Meas/Est
									07-14-2000	MF	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-1	3	0.740 AC	176,344.00	1.31646	1.0000	5	1.00	0117	9.700			1.0000	2,251,859	
Total Card Land Units					0.74	AC	Parcel Total Land Area					0.74	Total Land Value				1,666,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	05	5 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	30	3 Full-0 Half			

CONDO DATA				
Parcel Id	C	B	S	Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Building Value New		615,763
Year Built		1926
Effective Year Built		1979
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		69
RCNLD		424,900
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	1979		69		0.00	4,100
FGR2	Garage- Avg-	L	440	50.00	1986		67	00	1.00	14,700
SHED	Shed	L	192	18.00	1986		34		0.00	1,200
SPL3	Pool Gunite	L	600	75.00	1988		38	00	1.00	18,200
PAT2	Patio-Good	L	296	9.94	1986		67		0.00	2,000
FOPC	Open Prch-roo	B	240	55.00	1979		69		0.00	6,400
FPLO	Outdoor firepl -	L	1	13840.00	1986		67	C	1.00	9,300
PAT1	Patio- Average	L	464	5.89	1986		67		0.00	1,800
SPDC	POOL DECK	L	464	5.61	1986		67		0.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,864	1,864	1,864	250.11	466,199
FAT	Attic, Finished	107	714	107	37.48	26,761
FPC	Open Porch Conc. Floor	0	240	0	0.00	0
PTO	Patio	0	296	0	0.00	0
TQS	Three Quarter Story	491	756	491	162.44	122,803
Ttl Gross Liv / Lease Area		2,462	3,870	2,462		615,763

