

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NICHOLSON, ROBERT A & SABRINA								Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA
22 HAWTHORNE ROAD								RESIDENTL	1010	1,322,900	1,322,900	
WELLESLEY MA 02481								RES LAND	1010	1,136,800	1,136,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 #DL 2 GIS ID F_956393_2690164						Plan Ref. Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#		Total		2,459,700	2,459,700	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICHOLSON, ROBERT A & SABRINA H				33540	0131	12-04-2020	Q	I	2,125,000	00	Year	Code	Assessed	Year	Code	Assessed
MACHEM, MARY S ET AL TRS				22327	0166	09-11-2007	U	I	1	1F	2023	1010	1,133,900	2022	1010	985,000
MECHEM, JOHN C & MARY S				11603	0043	07-30-1998	Q	I	680,000	00		1010	1,034,200		1010	840,300
SMART, ANNAH P ESTATE OF				P61669	0	07-09-1975	U		0		Total	2,168,100	Total	1,825,300	Total	1,503,300

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2022	N5C	NO RESIDENTIAL EXEMPTION	0.00					
Total			0.00					

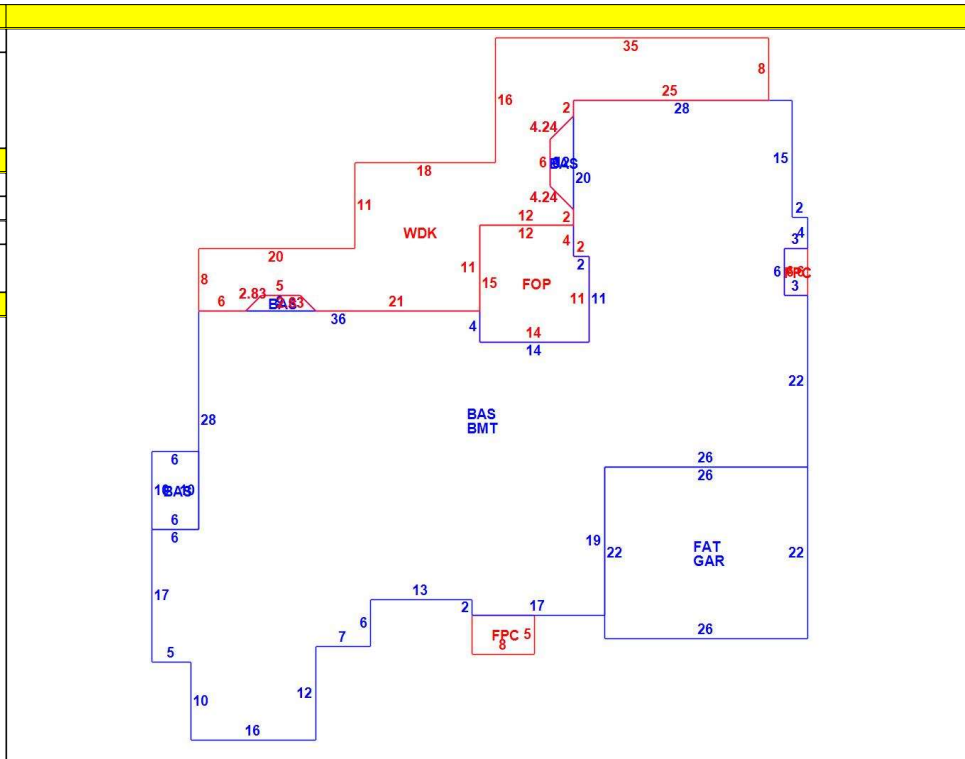
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0115			OSTVIL

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,181,800
Appraised Xf (B) Value (Bldg)			108,000
Appraised Ob (B) Value (Bldg)			33,100
Appraised Land Value (Bldg)			1,136,800
Special Land Value			0
Total Appraised Parcel Value			2,459,700
Valuation Method			C
Total Appraised Parcel Value			2,459,700

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-21-15	03-11-2022	804	Addn Alt-Res	30,000	06-30-2023	100	06-30-2023	Front entry bump out	07-12-2023	CK	03		16	In Office Review
EXPR-21-1	10-20-2021	835	Sid/Wind/Roof/	20,000	06-30-2022	100	06-30-2022	Reroof with new as same.	07-12-2022	SR	01		13	CALL BACK
SM-21-73	05-21-2021	834	Sheet Metal	15,500	06-30-2021	100	06-30-2021	Installation of an AC only syste	06-30-2022	TR	03		02	Bldg Permit Completed
BLDR-21-42	03-24-2021	880	Alt-Int work-Res	10,000	06-30-2022	100	06-30-2022	Remove (2) support walls and	04-05-2021	SR	02		13	CALL BACK
BLDR-21-83	02-24-2021	880	Alt-Int work-Res	100,000	06-30-2022	100	06-30-2022	Refit (3) bathrooms and create	06-05-2020	WD			FR	Field Review
201506845	11-09-2015	PV	Solar PV Syste	40,000	03-23-2016	100	06-30-2016	INSTALL 49 SOLAR PANELS	03-25-2016	SR	02		02	Bldg Permit Completed
201502159	04-28-2015	IN	Insulation	2,500	06-30-2015	100	06-30-2016	WEATHERAZATION	03-11-2010	NF	03		02	Bldg Permit Completed

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0115	6.400		1.0000	1,128,601	1,128,600
1	1010	Single Fam M-0	RF-1	3	0.090	AC 14,250.00	1.00000	1.0000	0	1.00	0115	6.400		1.0000	91,200	8,200
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value			1,136,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable/Hip			B
Roof Cover	03	Asph/F Gls/Cmp			S
Interior Wall 1	02	Wall Brd/Wood	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Building Value New		1,358,395
Heat Type	05	Hot Water	Year Built		1952
AC Type	03	Central	Effective Year Built		2002
Bedrooms	05	5 Bedrooms	Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %		13
Total Rooms	10	10 Rooms	Functional Obsol		0
Bath Style	02	Average	External Obsol		0
Kitchen Style			Trend Factor		1
Occupancy			Condition		
Usrflid 105			Condition %		
Accessory Apt			Percent Good		87
Foundation Alt	02	Conc. Block	RCNLD		1,181,800
Rms Prts			Dep % Ovr		
Bath Split	41	4 Full-1 Half	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	3	5000.00	1984		87		0.00	13,100
FPO	Ext FP Openin	B	1	2000.00	1984		87		0.00	1,700
SPL3	Pool Gunite	L	720	75.00	1985		32	00	1.00	17,700
WDC	Wood Decking	L	146	20.00	1991		44		0.00	1,800
WDC	Wood Decking	L	733	20.00	1991		44		0.00	5,900
FOP	Open Porch-ro	B	202	55.00	1984		87		0.00	7,800
GAR	Attached Gara	B	572	40.00	1984		87		0.00	17,700
BMT	Basement-Unfi	B	3,594	26.01	1984		87		0.00	64,400
GEN	Emergency Ge	L	1	5550.00	2012		86		0.00	4,800
PATC	Conc Pavers	L	280	15.46	1985		66		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	3,695	3,695	3,695	359.27	1,327,498
BMT	Basement Area	0	3,594	0	0.00	0
FAT	Attic, Finished	86	572	86	54.02	30,897
FOP	Open Porch	0	202	0	0.00	0
FPC	Open Porch Conc. Floor	0	58	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
WDK	Wood Deck	0	879	0	0.00	0
Ttl Gross Liv / Lease Area		3,781	9,572	3,781		1,358,395



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									2023	1010	1,133,900	2022	1010	985,000	2021	1010	570,000
										1010	1,034,200		1010	840,300		1010	900,200
																1010	33,100
									Total		2,168,100	Total		1,825,300	Total		1,503,300

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Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
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						Cost to Cure Ovr					
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Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
FOPC	Open Prch-roo	B	18	55.00	1984		87		0.00	1,200	
FOPC	Open Prch-roo	B	40	55.00	1984		87		0.00	2,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											