

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
HEFFERNAN, MARK & JUDITH M 14 ROCK RIDGE ROAD WELLESLEY MA 02481		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	1,040,400	1,040,400
		6	Septic							RES LAND	1010	1,556,200	1,556,200
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_955508_2689699						Plan Ref. 157/121 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#				Total 2,596,600 2,596,600			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HEFFERNAN, MARK & JUDITH M		30109	0164	11-22-2016		Q	I	1,650,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MINSHALL, PETER C & SUZANNE S		11709	0344	09-18-1998		Q	I	653,500		00		2023	1010	892,800	2022	1010	744,700	2021	1010	602,900	
GUPTILL, CLIFFORD R TR		6969	0112	11-28-1989		U	I	1		A			1010	1,225,100		1010	918,300		1010	945,300	
GUPTILL, THELMA D		1474	0392	06-04-1970		U		0											1010	65,700	
Total												2,117,900		Total		1,663,000		Total		1,613,900	

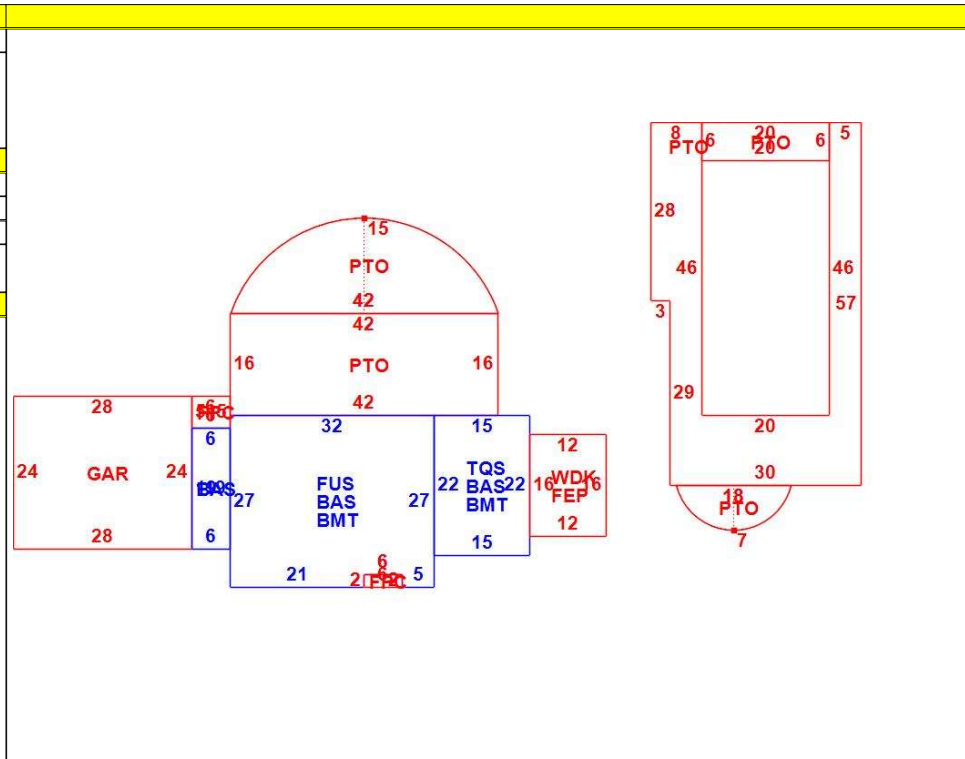
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0115			OSTVIL		Appraised Bldg. Value (Card)			911,400
					Appraised Xf (B) Value (Bldg)			63,300
					Appraised Ob (B) Value (Bldg)			65,700
					Appraised Land Value (Bldg)			1,556,200
					Special Land Value			0
					Total Appraised Parcel Value			2,596,600
					Valuation Method			C
					Total Appraised Parcel Value			2,596,600

NOTES										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
BLDR-21-17	02-12-2021	880	Alt-Int work-Res	25,000	04-06-2021	100	06-30-2021	Remodel Kitchen.Enclose 2 v		04-06-2021	SR	01		02	Bldg Permit Completed				
37428	03-29-1999	RE	Remodel	10,000	07-21-2000	100	01-01-2000			06-05-2020	WD			FR	Field Review				
37233	03-22-1999	AD	Addition	20,000	04-09-2001	100	01-01-2001	12 X 16		02-01-2017	JR	03		20	Sale Review				
37209	03-22-1999	SP	Swimming Pool	20,000	04-09-2001	100	01-01-2001	20 X 40		05-20-2014	RB	02		03	Cycl Insp Comp				
36311	02-05-1999	RE	Remodel	25,000	07-21-2000	100	01-01-2000	New Windows/Int work		02-07-2008	DR	22		22	Change of Address				
										03-16-2006	PT	02		01	Meas/Est				
										04-26-2005	PM	03		16	In Office Review				

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	0.540	AC	176,344.00	1.68474	1.0000	5	1.00	0117	9.700		1.0000	2,881,813	1,556,200	
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value					1,556,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	A+	Luxury Plus			
Stories	2	2 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	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style	02	Modernized			
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	21	2 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Owne 0.0
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New 1,098,039		
			Year Built 1962		
			Effective Year Built 1997		
			Depreciation Code VG		
			Remodel Rating		
			Year Remodeled		
			Depreciation % 17		
			Functional Obsol 0		
			External Obsol 0		
			Trend Factor 1		
			Condition		
			Condition %		
			Percent Good 83		
			RCNLD 911,400		
			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
FPL3	Fireplace 2 sto	B	1	7000.00	1999		83		0.00	5,800
FPO	Ext FP Openin	B	1	2000.00	1999		83		0.00	1,700
SPL2	Pool Vinyl	L	800	55.00	2000		62	00	1.00	25,300
WDC	Wood Decking	L	192	20.00	1993		48		0.00	2,200
PATF	Flagstone Pav	L	1,132	30.00	1993		74		0.00	22,300
FOPC	Open Prch-roo	B	42	55.00	1999		83		0.00	2,100
GAR	Attached Gara	B	672	40.00	1999		83		0.00	18,900
BMT	Basement-Unfi	B	1,182	26.01	1999		83		0.00	24,600
PAT1	Patio- Average	L	1,087	5.89	2000		81		0.00	4,600
SPH3	Pool Heater 80	L	1	4116.00	2000		62		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	464.68	602,225
BMT	Basement Area	0	1,182	0	0.00	0
FEP	Enclosed Porch	0	192	0	0.00	0
FPC	Open Porch Conc. Floor	0	42	0	0.00	0
FUS	Upper Story	852	852	852	464.68	395,907
GAR	Attached Garage	0	672	0	0.00	0
PTO	Patio	0	2,219	0	0.00	0
TQS	Three Quarter Story	215	330	215	302.75	99,906
WDK	Wood Deck	0	192	0	0.00	0
Ttl Gross Liv / Lease Area		2,363	6,977	2,363		1,098,038



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WELLESLEY MA 02481		#DL 1 LOT 1		#DL 2		Life Estate		PP STATU A:Active																							
GIS ID		F_955508_2689699		Assoc Pid#																											
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																										65,700					
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Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description		Factor%	
Interior Wall 1	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					
Heat Fuel	02	Oil				Year Built					
Heat Type	05	Hot Water				Effective Year Built					
AC Type	03	Central				Depreciation Code					
Bedrooms	04	4 Bedrooms				Remodel Rating					
Full Baths	2					Year Remodeled					
Half Baths	1					Depreciation %					
Extra Fixtures						Functional Obsol					
Total Rooms	8	8 Rooms				External Obsol					
Bath Style						Trend Factor					
Kitchen Style	02	Modernized				Condition					
Occupancy						Condition %					
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						Cost to Cure Ovr					
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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	
SPC1	Pool Cover-Au	L	800	17.53	2000		62		0.00	8,700	
FEP	Enclosed porc	B	192	70.00			83		0.00	10,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area											