

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
EDMUNDS, DALE C & FAY, BARBARA 332 WALNUT STREET WELLESLEY MA 02181		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1010	855,800	855,800		
			6 Septic			RES LAND	1010	950,100	950,100		
SUPPLEMENTAL DATA						Total				1,805,900	1,805,900
Alt Prcl ID		Split Zonin		Plan Ref.							
WELLESLEY MA 02181		#DL 1 LOTS 8 & 9		Land Ct# 16194-F							
#DL 2		#SR		Life Estate							
GIS ID F_946353_2684529		Assoc Pid#		PP STATU							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
EDMUNDS, DALE C & FAY, BARBARA A		C141409	0	07-19-1996	Q	I	312,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BLOCH, THOMAS P & WOLF, JESSICA		C108863	0	11-20-1986	Q	I	240,000	U	2023	1010	733,500	2022	1010	609,400	2021	1010	260,300
JONES, GEORGE F & JOYCE C		C36990	0	02-03-1966	U		0			1010	785,200		1010	511,800		1010	465,300
									Total		1,518,700	Total		1,121,200	Total		726,500

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						
0112			COTUIT							

NOTES													
Appraised Bldg. Value (Card) 780,500 Appraised Xf (B) Value (Bldg) 68,300 Appraised Ob (B) Value (Bldg) 7,000 Appraised Land Value (Bldg) 950,100 Special Land Value 0 Total Appraised Parcel Value 1,805,900 Valuation Method C Total Appraised Parcel Value 1,805,900													

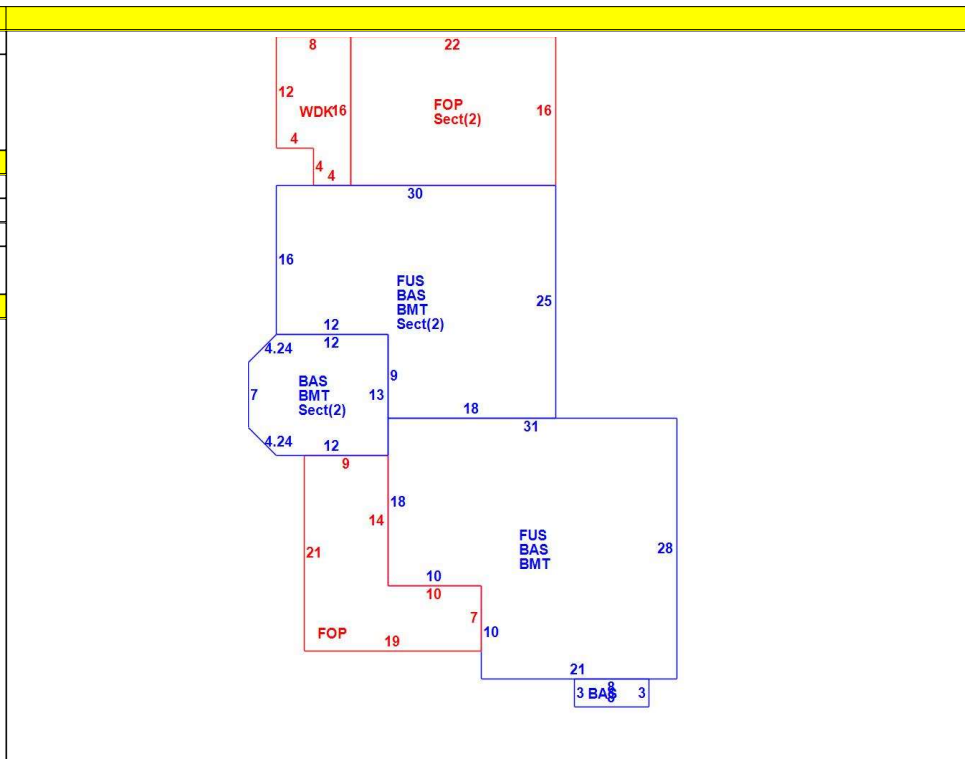
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B-20-3422	12-01-2020	835	Sid/Wind/Roof/	7,700	06-30-2021	100	06-30-2021	Weatherization	06-16-2021	SR	01		02	Bldg Permit Completed
20-2142	09-02-2020	804	Addn Alt-Res	450,000	06-16-2021	100	06-30-2021	construct two story addition inc	06-03-2020	DM			FR	Field Review
77473	06-08-2004	NR	New Roof	2,500	09-24-2004	100	01-01-2005	REROOF STRIPPING OLD	03-22-2013	RB	03		03	Cycl Insp Comp
B31395	11-01-1987	AD	Addition	72,000	01-15-1988	100	06-30-1988	CO REMOD'	02-14-2005	PT	02		01	Meas/Est
									09-24-2004	MF	04		44	Drive by inspection only
									04-27-2000	PT			10	Desk Aerial Review
									04-10-2000	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	0.780	AC	176,344.00	1.25587	1.0000	5	1.00	0112	5.500		1.0000	1,218,060	950,100	
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value					950,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	06	Mansard			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	30	3 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	855,115
Year Built	1910
Effective Year Built	1999
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	780,500
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
SHED	Shed	L	144	18.00	1987		36		0.00	900
FOP	Open Porch-ro	B	259	55.00	1979		100		0.00	10,600
BMT	Basement-Unfi	B	768	26.01	1979		84		0.00	18,600
WDC	Deck comp w	L	112	28.00	2020		100		0.00	5,100
SHED	Shed	L	100	18.00	1996		54		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	282.22	223,515
BMT	Basement Area	0	768	0	0.00	0
FOP	Open Porch	0	259	0	0.00	0
FUS	Upper Story	768	768	768	282.22	216,742
WDK	Wood Deck	0	112	0	0.00	0
Ttl Gross Liv / Lease Area		1,560	2,699	1,560		440,257



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			6 Septic			RES LAND	1010	950,100	950,100		
SUPPLEMENTAL DATA						Total				1,805,900	1,805,900
Alt Prcl ID		Split Zonin		Plan Ref.							
WELLESLEY MA 02181		BID Parcel		Land Ct# 16194-F							
#DL 1 LOTS 8 & 9		ResExpt Q		#SR							
#DL 2		GIS ID F_946353_2684529		Life Estate							
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Total			0.00					Appraised Xf (B) Value (Bldg) 68,300				

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Nbhd	Nbhd Name	B	Tracing
0112			COTUIT

NOTES			
Special Land Value 0			
Total Appraised Parcel Value 1,805,900			
Valuation Method C			
Total Appraised Parcel Value 1,805,900			

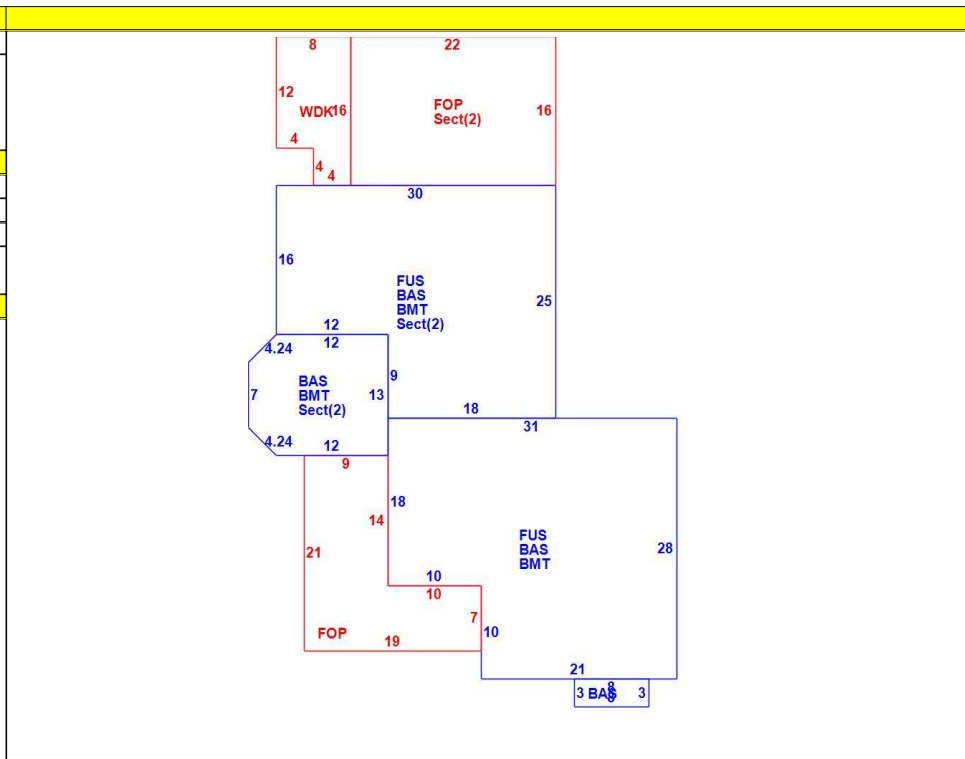
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Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
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Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	04	Brick Walls			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	855,115
Year Built	2020
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	99
RCNLD	780,500
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
FPLG	Gas Fireplace-	B	1	2500.00	2019		99		0.00	2,500
BMT	Basement-Unfi	B	828	26.01	2019		99		0.00	23,000
FOP	Open Porch-ro	B	352	55.00	2019		99		0.00	13,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	828	828	828	282.22	233,675
BMT	Basement Area	0	828	0	0.00	0
FOP	Open Porch	0	352	0	0.00	0
FUS	Upper Story	642	642	642	282.22	181,183
Ttl Gross Liv / Lease Area		1,470	2,650	1,470		414,858

