

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FOLEY, JOHN E 59 CARISBROOKE ROAD WELLESLEY MA 02481			1 Level	6 Septic	1 Paved	1 Marginal View	Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
				4 Gas			RESIDNTL	1010	2,208,300	2,208,300	
	2 Public Water			RES LAND	1010	1,644,000	1,644,000				
SUPPLEMENTAL DATA							Total		3,852,300	3,852,300	
Alt Prcl ID			Split Zonin			Plan Ref.					
WELLESLEY MA 02481			BID Parcel			Land Ct#					
			ResExpt Q			#SR					
			#DL 1			Life Estate					
			#DL 2			PP STATU					
GIS ID F_959704_2689135			Assoc Pid#								

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
FOLEY, JOHN E			C223200	0	07-31-2020	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed				
COOK, WILLIAM DAVID TR			D140199	0	02-07-2020	U	I	0	1F	2023	1010	576,900	2022	1010	363,700				
LOUCKS, CORY C & COOK, WILLIAM DA			D13611	0	09-19-2013	U	I	0	1F		1010	1,294,300		1010	970,100				
LOUCKS, JOHN G TR			D682124	0	12-03-1996	U	V	0	1A			0		1010	5,600				
COOK, LANGDON P TR			C133311	0	03-15-1994	U	I	1	A			0							
Total										1,871,200		Total		1,333,800		Total		1,355,100	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			NOTES	
Nbhd	Nbhd Name	B	Tracing	Batch
0117				OSTVIL

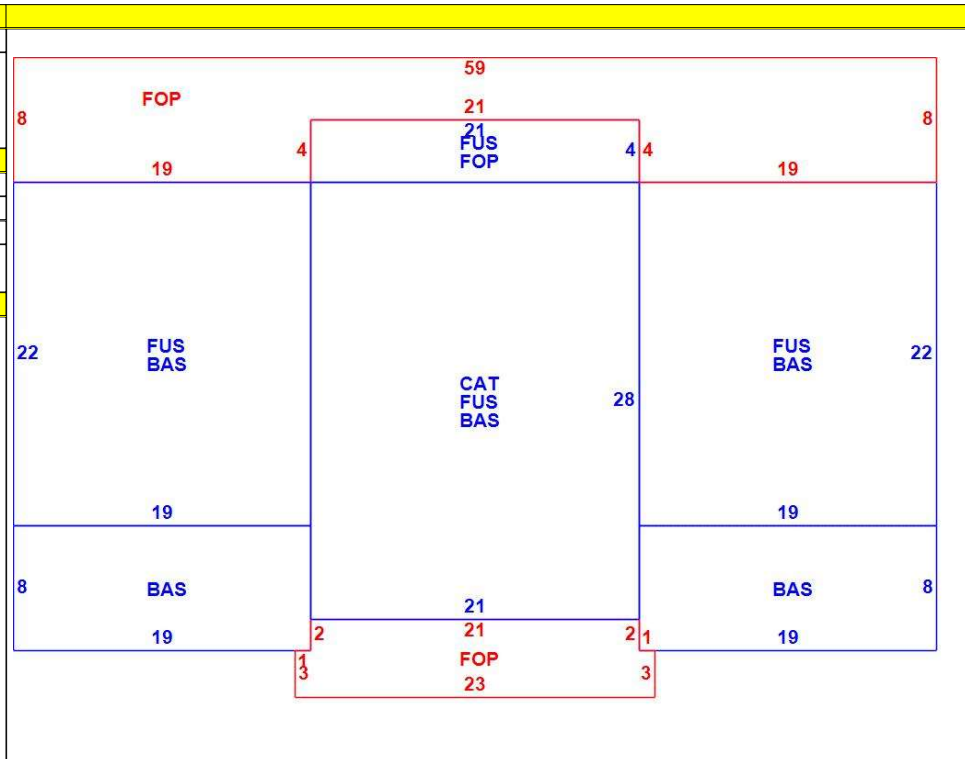
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-22-73	07-20-2022	830	Pool - Inground	162,800	05-18-2023	100	06-30-2023	Per the Sudbury pool design, 1	05-18-2023	SR	02		02	Bldg Permit Completed
BLDR-21-10	09-22-2021	824	New Cons1-2fa	640,000	05-18-2023	100	06-30-2023	New (2) story Detached Garag	06-30-2022	SR	02		13	CALL BACK
BLDR-21-10	09-22-2021	824	New Cons1-2fa	1,530,500	05-18-2023	100	06-30-2023	New 2 story House with two fin						
BLDR-21-69	08-19-2021	810	Demolition	25,000	06-30-2022	100	06-30-2022	To demolish the existing reside						
10107	08-01-1995	AD	Addition	35,000	01-15-1996	100		OS ADD'N						

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	0.690	AC	176,344.00	1.39292	1.0000	5	1.00	0117	9.700		1.0000	2,382,654	1,644,000
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value				1,644,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	X	Exceptional			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	21	2 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	1,703,631
Year Built	2022
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	1,703,600
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
FOP	Open Porch-ro	B	583	55.00	2022		100		0.00	22,200
FPL3	Fireplace 2 sto	B	1	7000.00	2022		100		0.00	7,000
FPLG	Gas Fireplace-	B	1	2500.00	2022		100		0.00	2,500
GAR4	Det Gar-w/FU	L	960	120.00	2022		100	X	2.32	267,300
BMT1	Basement-Unfi	L	960	28.00	2022		100		0.00	27,800
SPL3	Pool Gunite	L	648	75.00	2023		100	A	1.58	80,600
SPC1	Pool Cover-Au	L	648	17.53	2023		100		0.00	11,400
SPH2	Pool Heater 50	L	1	3081.00	2023		100		0.00	3,100
PATF	Flagstone Pav	L	2,022	30.00	2023		100		0.00	49,700
PRG1	Pergola-Avg	L	210	18.00	2023		100	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,728	1,728	1,728	517.04	893,437
CAT	Cathedral	0	588	59	51.88	30,505
FOP	Open Porch	0	583	0	0.00	0
FUS	Upper Story	1,508	1,508	1,508	517.04	779,689
Ttl Gross Liv / Lease Area		3,236	4,407	3,295		1,703,631



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									1010	1,294,300		1010	970,100
											2021	1010	350,800
												1010	998,700
												1010	5,600
							Total	1,871,200	Total	1,333,800	Total		1,355,100

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									

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0117				OSTVIL

NOTES			

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Kitchen Style						Condition					
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