Property Location 141 POINT HILL ROAD | Map ID 136/ 022/ / / | Bldg Name | State Use 1010
Vision ID 8520 | Account # 72478 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 3:42:39 PM

CURRENT OWNER

FALCONE, STEVEN & PASCALE, ANT
FALCONE FAMILY LIVING TRUST
3 RIDGEWAY ROAD

WELLESLEY MA 02481

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street	4	Gas	1	Paved		
		5	Well				
		6	Septic				

SUPPLEMENTAL DATA

Alt Prcl ID		Plan Ref.	249/107
Split Zonin		Land Ct#	
BID Parcel		#SR	
ResExpt Q		Life Estate	
#DL 1	LOT 7	PP STATU	
#DL 2			
GIS ID	F_959237_2728921	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	830,100	830,100
RES LAND	1010	536,500	536,500
Total		1,366,600	1,366,600

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRIC	VC
FALCONE, STEVEN & PASCALE, ANTONI	35435	288	10-21-2022	Q	I	1,628,000	00
ATWOOD, CHRISTIAN A & O'BELL, SUSA	26216	0263	04-03-2012	Q	I	570,000	00
KELLEHER, JAMES & SUSAN	22514	0026	12-04-2007	U	I	720,000	1
STREET, GERALD G & JAMES, SANDRA	21671	0084	01-04-2007	U	I	1	1A
STREET, GERALD G & JAMES, SANDRA	2602	0045	10-20-1977	Q	V	18,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	582,200	2022	1010	498,300	2021	1010	332,200
	1010	377,600		1010	320,500		1010	291,400
							1010	134,900
	Total	959,800		Total	818,800		Total	758,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0110				WBARNS

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	606,900
Appraised Xf (B) Value (Bldg)	71,400
Appraised Ob (B) Value (Bldg)	151,800
Appraised Land Value (Bldg)	536,500
Special Land Value	0
Total Appraised Parcel Value	1,366,600
Valuation Method	C
Total Appraised Parcel Value	1,366,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201402956	05-27-2014	PS	Poolhouse	200,000	12-16-2014	100	06-30-2015	PS CABANA 25X14
201403038	05-16-2014	SP	Swimming Pool	75,000	12-16-2014	100	06-30-2015	SP 16X30 480SF STEEL REI
200802143	04-15-2008	SH	Shed	1,000	06-30-2008	100	06-30-2008	SH 8X12
B28826	01-01-1986	DW	Dwelling	100,000	01-15-1987	100	06-30-1987	WB 2 STOR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-14-2023	TR	02		20	Sale Review
06-14-2023	TR	03		16	In Office Review
11-18-2022	BM	22		22	Change of Address
05-18-2020	DM			FR	Field Review
03-03-2015	JR	03		03	Cycl Insp Comp
02-09-2015	MW	02		02	Bldg Permit Completed
02-09-2015	SR	02		03	Cycl Insp Comp

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	5	0.800	AC	176,344.00	1.22679	1.0000	5	1.00	0110	3.100		1.0000	670,653.8	536,500

Total Card Land Units 0.80 AC | Parcel Total Land Area 0.80 | Total Land Value 536,500

Property Location 141 POINT HILL ROAD | Map ID 136/ 022/ / / | Bldg Name | State Use 1010
Vision ID 8520 | Account # 72478 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 1/31/2024 3:42:39 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade:	B	Custom
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	05	Drywall
Interior Wall 2		
Interior Floor 1	09	Pine/Soft Wood
Interior Floor 2	14	Carpet
Heat Fuel	08	Propane
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	03	3 Bedrooms
Full Baths	2	
Half Baths	1	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

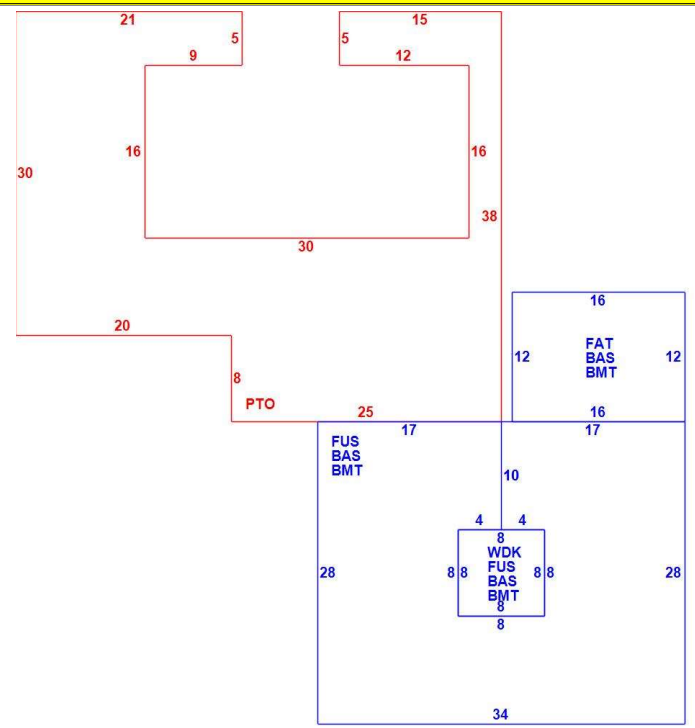
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	666,889
Year Built	1985
Effective Year Built	2008
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	9
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	91
RCNLD	606,900
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
FPL3	Fireplace 2 sto	B	1	7000.00			91		0.00	6,400
FPO	Ext FP Openin	B	3	2000.00			91		0.00	5,500
WDC	Wood Decking	L	64	20.00	2014		60		0.00	1,900
BMT	Basement-Unfi	B	1,144	26.01			91		0.00	26,400
PAT2	Patio-Good	L	1,025	9.94	2014		95		0.00	8,700
SPL3	Pool Gunite	L	480	75.00	2014		90	00	1.00	36,700
SPH2	Pool Heater 50	L	1	3081.00	2014		90		0.00	2,800
JCZI	Jacuzzi Outsid	L	1	9822.00	2014		90		0.00	8,800
JCZH	Jacuzzi Heater	L	1	898.00	2014		90		0.00	800
PHS3	Pool Hs/Good,	L	329	180.00	2014		95	B+	1.40	78,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	313.83	359,022
BMT	Basement Area	0	1,144	0	0.00	0
FAT	Attic, Finished	29	192	29	47.40	9,101
FUS	Upper Story	952	952	952	313.83	298,766
PTO	Patio	0	1,025	0	0.00	0
WDK	Wood Deck	0	64	0	0.00	0
	Ttl Gross Liv / Lease Area	2,125	4,521	2,125		666,889

Property Location 141 POINT HILL ROAD | Map ID 136/ 022/ / / | Bldg Name | State Use 1010
Vision ID 8520 | Account # 72478 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 3:42:39 PM

CURRENT OWNER

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FALCONE FAMILY LIVING TRUST
3 RIDGEWAY ROAD

WELLESLEY MA 02481

TOPO		UTILITIES		STRT / ROAD		LOCATION	
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BARNSTABLE, MA

VISION

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							1010	134,900
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Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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ASSESSING NEIGHBORHOOD

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Total Appraised Parcel Value	1,366,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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

Total Card Land Units | Parcel Total Land Area | Total Land Value

Property Location 141 POINT HILL ROAD | Map ID 136/ 022/ / / | Bldg Name | State Use 1010
Vision ID 8520 | Account # 72478 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 1/31/2024 3:42:40 PM

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Roof Cover	03	Asph/F Gls/Cmp
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Heat Type	05	Hot Water
AC Type	03	Central
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Half Baths	1	
Extra Fixtures		
Total Rooms	7	7 Rooms
Bath Style		
Kitchen Style		
Occupancy		
Usrfld 105		
Accessory Apt		
Foundation Alt	01	Poured Conc.
Rms Prts		
Bath Split	21	2 Full-1 Half

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
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
BMT1	Basement-Unfi	L	329	28.00	2014		95		0.00	13,300
FPLG	Gas Fireplace-	B	1	2500.00			91		0.00	2,300
BFA1	Bsmt Fin-Goo	B	1,040	32.56			91		0.00	30,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area					