

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--|--|---------|----------------|--|----------|---------------------------|------|-----------|-----------|
| CARPENTER, TIMOTHY & ROSEANN 163 LOWELL ROAD WELLESLEY MA 02481 | | 1 Level | 6 Septic | 1 Paved | | Description | Code | Assessed | Assessed |
| | | | 4 Gas | | | RESIDNTL | 1010 | 1,278,400 | 1,278,400 |
| | | | 2 Public Water | | | RES LAND | 1010 | 1,635,100 | 1,635,100 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_962486_2690642 | | | | Plan Ref. 549/20 Land Ct# #SR Life Estate PP STATU Assoc Pid# | | Total 2,913,500 2,913,500 | | | |

801
 FY2024
 BARNSTABLE, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRIC | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|------------------------------|--|-------------|------------|-----|-----|-----------|----|--------------------------------|------|-----------|-------|------|-----------|
| CARPENTER, TIMOTHY & ROSEANN | | 28284 0198 | 07-25-2014 | Q | I | 1,525,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| FALCONI, JOHN J & MAUREEN G | | 23939 0264 | 08-03-2009 | U | I | 1 | 1F | 2023 | 1010 | 948,400 | 2022 | 1010 | 783,000 |
| FALCONI, JOHN J & MAUREEN G | | 12284 0318 | 05-21-1999 | Q | I | 810,000 | 00 | | 1010 | 1,287,200 | | 1010 | 964,900 |
| RYAN, MICHAEL P & ANN S | | 9492 0232 | 12-21-1994 | Q | I | 200,000 | U | | | | | 1010 | 121,700 |
| TRASK, HELEN F | | 7158 0250 | 05-14-1990 | U | I | 0 | A | Total | | 2,235,600 | Total | | 1,747,900 |
| | | | | | | | | Total | | | Total | | 1,707,300 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|-------------------|------|-------------|--------|
| Year | Code | Description | Amount | Code | Description | Number |
| | | | | | | |
| Total | | | 0.00 | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0117 | | | OSTVIL |

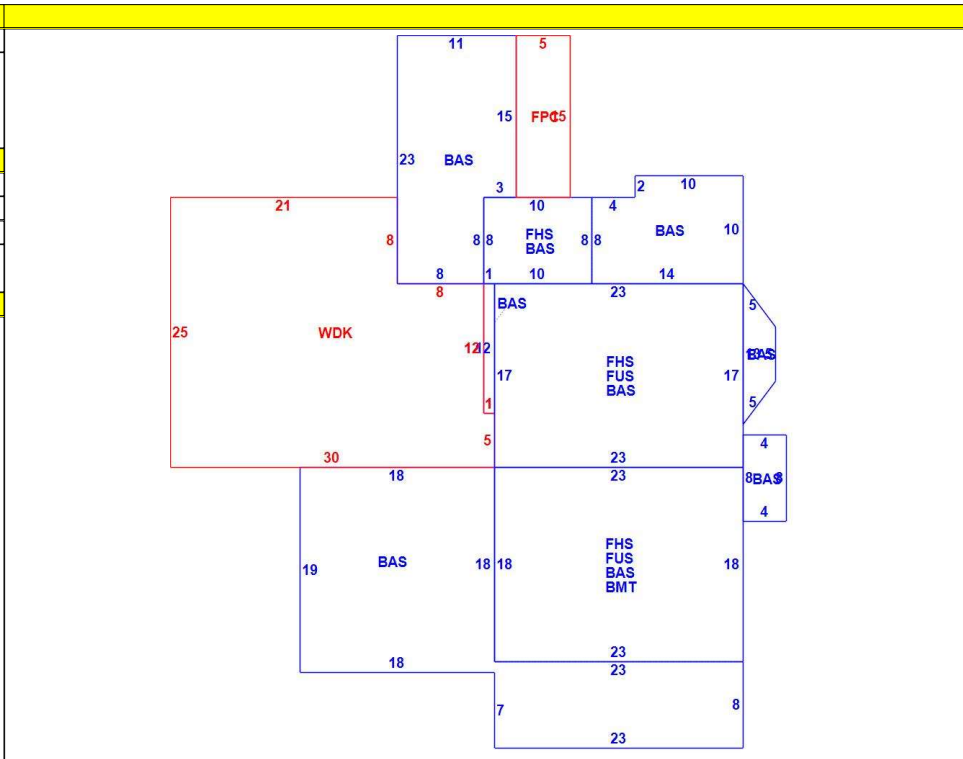
| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 1,024,700 |
| Appraised Xf (B) Value (Bldg) | 21,400 |
| Appraised Ob (B) Value (Bldg) | 232,300 |
| Appraised Land Value (Bldg) | 1,635,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 2,913,500 |
| Valuation Method | C |
| Total Appraised Parcel Value | 2,913,500 |

| 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-23-52 | 04-20-2023 | 880 | Alt-Int work-Res | 75,000 | | 100 | | Interior Remodel - <div style=' | 05-30-2023 | SR | 02 | | 13 | CALL BACK |
| BLDR-22-11 | 11-02-2022 | 804 | Addn Alt-Res | 500,000 | 05-30-2023 | 50 | | Additions to existing home, to i | 04-06-2022 | BM | 22 | | 22 | Change of Address |
| BLDR-22-11 | 10-14-2022 | 830 | Pool - Inground | 84,600 | 05-30-2023 | 50 | | Install a 20x42 gunite swimmin | 06-02-2020 | WD | | | FR | Field Review |
| 201107205 | 01-04-2012 | RE | Remodel | 45,000 | 11-22-2013 | 100 | 06-30-2014 | REMODO EXIST MSTRBTH-FR | 05-27-2016 | JR | 03 | | 20 | Sale Review |
| 63638 | 09-09-2002 | AD | Addition | 75,000 | 04-07-2003 | 100 | 01-01-2003 | | 08-03-2015 | JR | 03 | | 20 | Sale Review |
| 40699 | 08-26-1999 | RA | Remodel-Additi | 44,000 | 04-24-2000 | 100 | 01-01-2000 | | 08-08-2014 | AL | 03 | | 16 | In Office Review |
| 16423 | 07-09-1996 | DG | Detached Gara | 30,000 | 07-02-1997 | 100 | 01-01-1997 | GARAGE | 12-13-2013 | RB | 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 | RC | 3 | 0.670 AC | 176,344.00 | 1.42670 | 1.0000 | 5 | 1.00 | 0117 | 9.700 | | | 1.0000 | 2,440,424 |
| Total Card Land Units | | | | | 0.67 | AC | Parcel Total Land Area | | | | | 0.67 | Total Land Value | | | 1,635,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|---------------|--------------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | | | |
| Model | 01 | Residential | | | |
| Grade: | A | Luxury | | | |
| Stories | 2.5 | 2 1/2 Stories | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| RooF Structure | 03 | Gable/Hip | | | |
| 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 | 04 | 4 Bedrooms | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | | | | | |
| Total Rooms | 13 | 13 Rooms | | | |
| Bath Style | | | | | |
| Kitchen Style | | | | | |
| Occupancy | | | | | |
| Usrflid 105 | | | | | |
| Accessory Apt | | | | | |
| Foundation Alt | 10 | Brick Ftgs | | | |
| Rms Prts | | | | | |
| Bath Split | 31 | 3 Full-1 Half | | | |
| | | | CONDO DATA | | |
| | | | Parcel Id | C | Owne 0.0 |
| | | | Adjust Type Code Description Factor% | | |
| | | | Condo Flr | | |
| | | | Condo Unit | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 1,219,863 |
| | | | Year Built | | 1906 |
| | | | 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 | | 1,024,700 |
| | | | 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 | | 84 | | 0.00 | 5,900 |
| PHS3 | Pool Hs/Good | L | 1,288 | 180.00 | 2023 | | 50 | A | 1.58 | 183,200 |
| WDC | Wood Decking | L | 730 | 20.00 | 1986 | | 34 | | 0.00 | 4,500 |
| BMT | Basement-Unfi | B | 414 | 26.01 | 1999 | | 84 | | 0.00 | 12,300 |
| UTIL | UTIL BLDG- L | L | 81 | 16.43 | 2023 | | 50 | A | 1.58 | 1,100 |
| FOPC | Open Prch-roo | B | 75 | 55.00 | 1999 | | 84 | | 0.00 | 3,200 |
| SPL3 | Pool Gunite | L | 840 | 75.00 | 2023 | | 50 | C | 1.00 | 31,200 |
| SPC1 | Pool Cover-Au | L | 840 | 17.53 | 2023 | | 50 | | 0.00 | 7,400 |
| JCZI | Jacuzzi Outsid | L | 1 | 9822.00 | 2023 | | 50 | | 0.00 | 4,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,843 | 1,843 | 1,843 | 394.65 | 727,340 |
| BMT | Basement Area | 0 | 414 | 0 | 0.00 | 0 |
| FHS | Half Story | 443 | 885 | 443 | 197.55 | 174,830 |
| FPC | Open Porch Conc. Floor | 0 | 75 | 0 | 0.00 | 0 |
| FUS | Upper Story | 805 | 805 | 805 | 394.65 | 317,693 |
| WDK | Wood Deck | 0 | 666 | 0 | 0.00 | 0 |
| Ttl Gross Liv / Lease Area | | 3,091 | 4,688 | 3,091 | | 1,219,863 |

