

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HUDSON, BRADFORD & CAROLINE 30 SAWYER ROAD WELLESLEY HIL MA 02481		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	527,400	527,400
			6 Septic			RES LAND	1010	819,400	819,400
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 110 #DL 2 GIS ID F_962450_2688852				Plan Ref. Land Ct# 2664-83 (SH 1) #SR Life Estate PP STATU Assoc Pid#		Total 1,346,800 1,346,800			

801
 FY2024
 BARNSTABLE, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
HUDSON, BRADFORD & CAROLINE		C213597 0	07-26-2017	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
MADDEN, LAWRENCE A & MARY		C60228 0	10-12-1973	U		0		2023	1010	468,300	2022	1010	393,900	2021	1010	336,300		
									1010	677,200		1010	441,400		1010	401,300		
															1010	4,400		
Total										1,145,500	Total				835,300	Total		742,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2019	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0112			Batch OSTVIL

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	467,200
Appraised Xf (B) Value (Bldg)	55,800
Appraised Ob (B) Value (Bldg)	4,400
Appraised Land Value (Bldg)	819,400
Special Land Value	0
Total Appraised Parcel Value	1,346,800
Valuation Method	C
Total Appraised Parcel Value	1,346,800

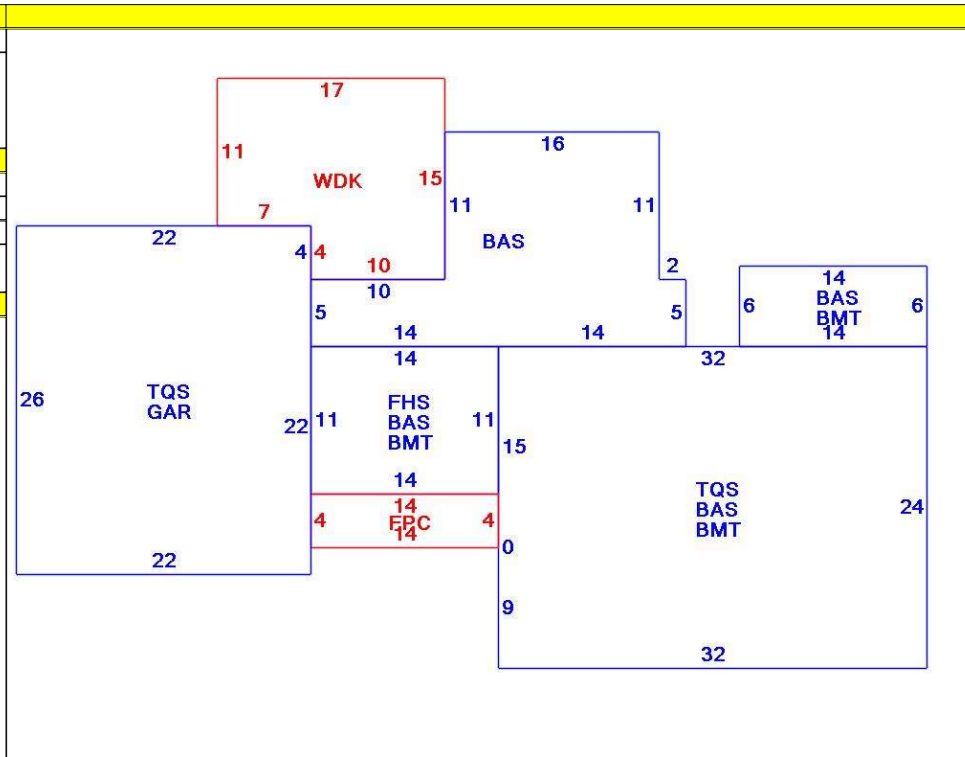
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDR-23-17	03-09-2023	804	Addn Alt-Res	60,000		100		Demo existing doors and wind	06-03-2020	WD			FR	Field Review
17-3635	11-01-2017	804	Addn Alt-Res	75,000	06-06-2018	100	06-30-2018	Paint Interior and Exterirop Rep	06-06-2018	SR	01		02	Bldg Permit Completed
201504216	07-09-2015	IN	Insulation	1,700	06-30-2016	100	06-30-2016	INSULATION / WEATHERIZA	09-15-2017	MS	03		16	In Office Review
B32860	05-01-1989	AD	Addition	30,000	01-15-1990	100	12-31-1990	OS ADD'N	01-05-2017	KM	02		03	Cycl Insp Comp
									06-03-2010	JR	03		16	In Office Review
									04-19-2007	PT	02		14	Cyclical Inspection
									08-01-2003	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	RC	3	0.250 AC	176,344.00	3.37919	1.0000	5	1.00	0112	5.500		1.0000	3,277,441	819,400
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			819,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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	556,173
Year Built	1975
Effective Year Built	1998
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	84
RCNLD	467,200
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
FPL1	Fireplace 1 sto	B	1	5000.00	2000		84		0.00	4,200
BRR	Bsmt Rec Rm-	B	352	8.05	2000		84		0.00	2,400
WDC	Wood Deck w/	L	227	18.00	2017		96		0.00	4,400
FOPC	Open Prch-roo	B	56	55.00	2000		84		0.00	2,600
GAR	Attached Gara	B	572	40.00	2000		84		0.00	17,100
BMT	Basement-Unfi	B	1,006	26.01	2000		84		0.00	22,400
FPL2	Fireplace 1.5 s	B	1	6000.00	2000		84		0.00	5,000
FPLG	Gas Fireplace-	B	1	2500.00	2000		84		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,322	1,322	1,322	245.01	323,903
BMT	Basement Area	0	1,006	0	0.00	0
FHS	Half Story	77	154	77	122.51	18,866
FPC	Open Porch Conc. Floor	0	56	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
TQS	Three Quarter Story	871	1,340	871	159.26	213,404
WDK	Wood Deck	0	227	0	0.00	0
Ttl Gross Liv / Lease Area		2,270	4,677	2,270		556,173

