

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRUSO, KAREN P 42 BELLEVUE ROAD WELLESLEY MA 02481				1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed	801 FY2024 BARNSTABLE, MA VISION
					4 Gas			RESIDNTL	1010	937,600	937,600	
					2 Public Water			RES LAND	1010	987,500	987,500	
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Split Zonin RC;BA		Plan Ref. 11/107						
WELLESLEY MA 02481				BID Parcel		Land Ct#						
#DL 1 LOT 1				ResExpt Q		#SR						
#DL 2				GIS ID F_961428_2690870		Life Estate						
						PP STATU						
						Assoc Pid#						

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)											
BRUSO, JAMES T & KAREN P TRS				36083	156	11-13-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
BRUSO, KAREN P				26549	0093	08-01-2012	Q	I	950,000	00	2023	1010	792,700	2022	1010	651,000	2021	1010	520,200		
FALLON RENOVATION & DESIGN LLC				25015	0076	11-19-2010	U	I	550,000	1		1010	897,700		1010	485,900		1010	470,600		
FRANCIS, M DIANNE				24921	0242	10-19-2010	U	I	0	1								1010	15,500		
FRANCIS, M DIANNE & BEARD, STEVE				12772	0044	01-10-2000	U	I	1	1A	Total				1,690,400	Total		1,136,900	Total		1,006,300

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card)				896,200
Total			0.00					Appraised Xf (B) Value (Bldg)				25,900	

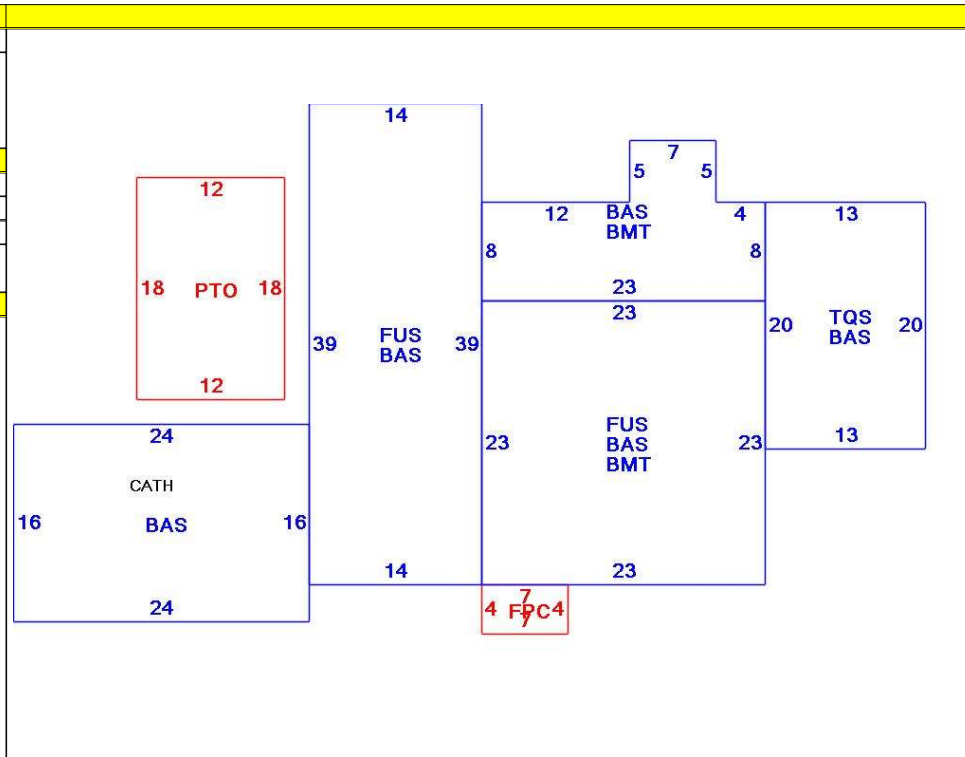
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0114			Batch
			OSTVIL

NOTES			
<p>Appraised Land Value (Bldg) 987,500</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,925,100</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,925,100</p>			

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
201301802	04-01-2013	AD	Addition	13,000	08-02-2013	100	06-30-2013	DORM ON MSTRBDRM	06-01-2020	WD			FR	Field Review
201102862	05-31-2011	HA	HVAC	18,000	10-04-2011	100	06-30-2012	2 HVAC UNITS-GAS HEAT AN	05-21-2014	TR	22		22	Change of Address
201100448	03-18-2011	RA	Remodel-Additi	124,000	10-04-2011	100	06-30-2012	RENO INTER-ADD PORTICO-	08-07-2013	RB	03		02	Bldg Permit Completed
201100431	01-26-2011	NR	New Roof	8,600	10-04-2011	100	06-30-2012	REROOF STRIPPING OLD,R	03-25-2013	JR	03		16	In Office Review
201006382	12-06-2010	OT	Other	3,000	10-04-2011	100	06-30-2012	REMOV INTER DRYWALL,KI	11-16-2011	RB	03		16	In Office Review
									10-07-2011	NF	03		16	In Office Review
									08-04-2011	RB	03		02	Bldg Permit Completed

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	SPLI	3	0.340	AC	176,344.00	2.53383	1.0000	5	1.00	0114	6.500		1.0000	2,904,368	987,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
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		1,066,945
			Year Built		1930
			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		896,200
			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
FPL3	Fireplace 2 sto	B	1	7000.00	1999		84		0.00	5,900
FGR2	Garage- Avg-	L	378	50.00	1995		76	00	1.00	14,400
BMT	Basement-Unfi	B	748	26.01	1999		84		0.00	18,400
FOPC	Open Prch-roo	B	28	55.00	1999		84		0.00	1,600
PAT1	Patio- Average	L	216	5.89	1996		77		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,938	1,938	1,938	335.31	649,824
BMT	Basement Area	0	748	0	0.00	0
FPC	Open Porch Conc. Floor	0	28	0	0.00	0
FUS	Upper Story	1,075	1,075	1,075	335.31	360,454
PTO	Patio	0	216	0	0.00	0
TQS	Three Quarter Story	169	260	169	217.95	56,667
Ttl Gross Liv / Lease Area		3,182	4,265	3,182		1,066,945

