

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SULLIVAN, KEVIN C  25 RIVERDALE ROAD  WELLESLEY MA 02481		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	376,000	376,000
			2 Public Water			RES LAND	1010	327,700	327,700
<b>SUPPLEMENTAL DATA</b>						Total 703,700 703,700			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 2 #DL 2 GIS ID F_962042_2692604			Plan Ref. 115/125 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

801  
 FY2024  
 BARNSTABLE, MA

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SULLIVAN, KEVIN C		24686 0195	07-16-2010	Q	I	406,500	00	Year	Code	Assessed	Year	Code	Assessed
ORBISON, EDITH J		6768 0286	06-15-1989	Q	I	215,000	U	2023	1010	333,600	2022	1010	278,800
MASON, BARBARA E		4505 0306	04-26-1985	U	I	1	A		1010	304,700		1010	210,700
MASON, EDWARD A & BARBARA E		3140 0320	08-20-1980	U		0		Total		638,300	Total		489,500
								Total			Total		471,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0109			OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	335,200
Appraised Xf (B) Value (Bldg)	37,000
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	327,700
Special Land Value	0
Total Appraised Parcel Value	703,700
Valuation Method	C
Total Appraised Parcel Value	703,700

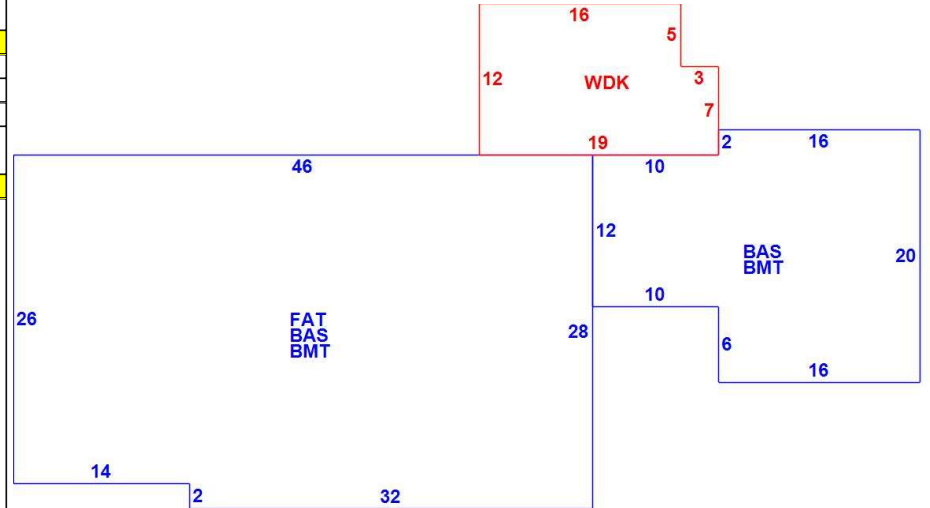
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-21-1	08-20-2021	835	Sid/Wind/Roof/	3,000	06-30-2022	100	06-30-2022	Air sealing and attic insulatio	07-19-2022	SR	02		02	Bldg Permit Completed
SHED-21-8	07-13-2021	863	Shed Registrati	0	06-30-2022	100	06-30-2022		06-01-2020	WD			FR	Field Review
B37796	05-01-1995	WD	Wood Deck	3,430	01-15-1996	100	12-31-1996	OS DECK	03-26-2018	RB	02		03	Cycl Insp Comp
									02-10-2015	AL	22		22	Change of Address
									06-15-2011	TP	03		16	In Office Review
									05-14-2007	PT	02		14	Cyclical Inspection
									11-02-1999	PT	01		00	Meas/Listed-Interior Acces

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	0109	2.200		1.0000	1,310,976	327,700	
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value					327,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	20	2 Full-0 Half			

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

COST / MARKET VALUATION	
Building Value New	453,039
Year Built	1959
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	335,200
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
FPL2	Fireplace 1.5 s	B	1	6000.00	1987		74		0.00	4,400
WDC	Wood Decking	L	213	20.00	1993		48		0.00	2,400
BMT	Basement-Unfi	B	1,700	26.01	1987		74		0.00	28,900
FPL1	Fireplace 1 sto	B	1	5000.00	1987		74		0.00	3,700
SHED	Shed	L	80	18.00	2022		100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,700	1,700	1,700	239.83	407,711
BMT	Basement Area	0	1,700	0	0.00	0
FAT	Attic, Finished	189	1,260	189	35.97	45,328
WDK	Wood Deck	0	213	0	0.00	0
Ttl Gross Liv / Lease Area		1,889	4,873	1,889		453,039

