

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
DIMARINO, DINO & SHANNON  35 WINGATE ROAD  WELLESLEY MA 02481			3	Below Street	6	Septic	1	Paved			Description	Code	Assessed	Assessed	
					4	Gas					RESIDENTL	1010	730,800	730,800	
					2	Public Water					RES LAND	1010	329,900	329,900	
<b>SUPPLEMENTAL DATA</b>															
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 36 #DL 2 GIS ID F_963380_2692798					Plan Ref. Land Ct# 18266-E #SR Life Estate PP STATU Assoc Pid#					Total		1,060,700	1,060,700		

801  
 FY2024  
 BARNSTABLE, MA  
**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)								
DIMARINO, DINO & SHANNON			C229920	0	05-12-2022	Q	I			1,495,000	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
VANDER STOEP, STEPHEN G & NEDA T			C210924	0	10-05-2016	Q	I			503,100	00	2023	1010	430,100	2022	1010	349,400	2021	1010	309,800			
GOULD, VIRGINIA A			C195043	0	08-25-2011	U	I			1	1A		1010	306,700		1010	212,100		1010	232,300			
GOULD, JAY D & VIRGINIA A			C152087	0	02-19-1999	Q	I			252,000	00								1010	9,700			
BURLESON, HELEN M			C134322	0	07-15-1994	Q	I			175,000	U												
												Total		736,800	Total		561,500	Total		551,800			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
Total			0.00																		

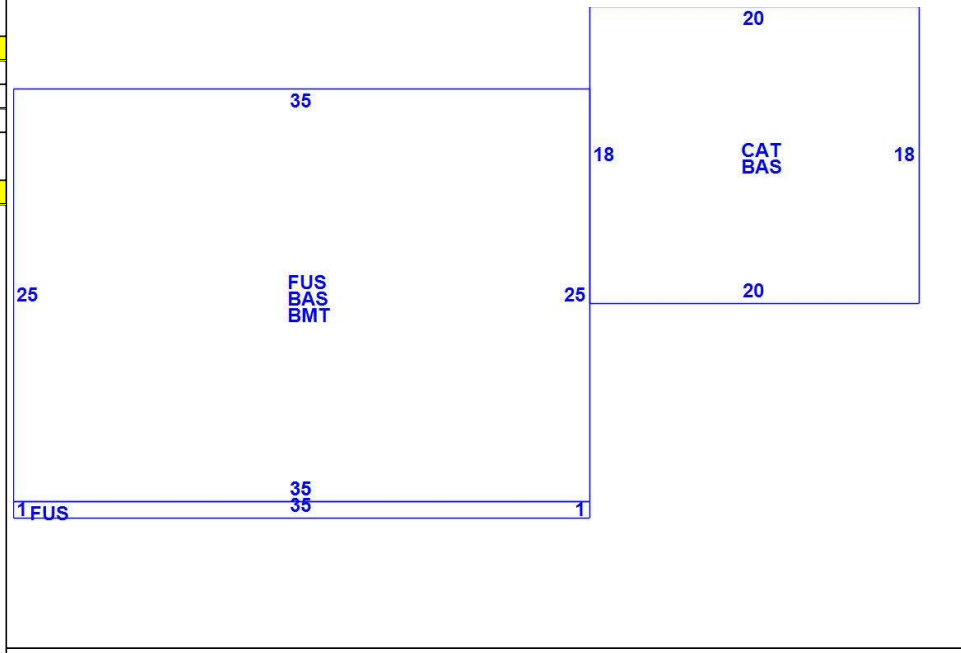
ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0109				OSTVIL	Appraised Bldg. Value (Card)	639,800	
					Appraised Xf (B) Value (Bldg)	55,200	
					Appraised Ob (B) Value (Bldg)	35,800	
					Appraised Land Value (Bldg)	329,900	
					Special Land Value	0	
					Total Appraised Parcel Value	1,060,700	
					Valuation Method	C	
					Total Appraised Parcel Value	1,060,700	

NOTES												VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result									
BLDR-23-27	03-14-2023	830	Pool - Inground	100,000	06-16-2023	50		Install 16 x 29.5 inground gunit	09-01-2023	CK	03		16	In Office Review									
BLDR-22-90	09-14-2022	880	Alt-Int work-Res	70,000	06-16-2023	100	06-30-2023	Finish Basement Walls / Ceilin	06-16-2023	SR	01		13	CALL BACK									
17-5	01-04-2017	834	Sheet Metal	0	07-10-2017	100	06-30-2017	2 a/c SYSTEMS AND VENTIN	06-23-2022	BM	03		16	In Office Review									
16-3480	12-07-2016	880	Alt-Int work-Res	86,000	07-10-2017	100	06-30-2017	Remove wall between kitchen	01-04-2022	BM	22		22	Change of Address									
16-3082	10-19-2016	835	Sid/Wind/Roof/	7,300	06-30-2017	100	06-30-2017	re-roof stripping old shingles -	06-02-2020	WD			FR	Field Review									
201501789	04-06-2015	IN	Insulation	1,400	06-30-2015	100	06-30-2016	WEATHERIZATION & 12" CEL	07-12-2017	SR	02		02	Bldg Permit Completed									
B28473	10-01-1985	AD	Addition	25,000	03-15-1986	100	06-30-1986	OS ADD'N	09-17-2012	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	0.280	AC	176,344.00	3.03702	1.0000	5	1.00	0109	2.200		1.0000	1,178,224	329,900
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			329,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	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	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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
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					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
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		680,605	
Year Built		1971	
Effective Year Built		2011	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		6	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		94	
RCNLD		639,800	
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	1998		94		0.00	6,600
WDC	Wood Deck w/	L	412	18.00	2000		62		0.00	4,400
BMT	Basement-Unfi	B	875	26.01	1998		94		0.00	22,700
GEN	Emergency Ge	L	1	5550.00	2017		96		0.00	5,300
BFA1	Bsmt Fin-Goo	B	692	32.56	1998		94		0.00	21,200
FPLG	Gas Fireplace-	B	2	2500.00	1998		94		0.00	4,700
SPL3	Pool Gunite	L	480	75.00	2023		50	C	1.00	20,400
SPC1	Pool Cover-Au	L	480	17.53	2023		50		0.00	4,200
SPH2	Pool Heater 50	L	1	3081.00	2023		50		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,235	1,235	1,235	312.06	385,396
BMT	Basement Area	0	875	0	0.00	0
CAT	Cathedral	0	360	36	31.21	11,234
FUS	Upper Story	910	910	910	312.06	283,976
Ttl Gross Liv / Lease Area		2,145	3,380	2,181		680,606

