

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NOLAN, PATRICIA O TR PATRICIA O NOLAN REV TR 2014 26 PILGRIM ROAD WELLESLEY MA 02481		1 Level	6 Septic	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDNTL	1010	724,700	724,700
			2 Public Water			RES LAND	1010	562,200	562,200
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 7; LOT 7A #DL 2 GIS ID F_964249_2694202				Plan Ref. 233/81; 284/51 Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total 1,286,900 1,286,900			

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NOLAN, PATRICIA O TR		30071 0047	11-07-2016	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
NOLAN, WILLIAM & PATRICIA O		27392 0207	05-21-2013	Q	I	730,000	00	2023	1010	651,100	2022	1010	548,200
SHEA, RICHARD J & BARBARA B		7661 0128	08-29-1991	U	I	262,000	N		1010	396,800		1010	340,300
SULLIVAN, RUTH A		4756 0346	10-15-1985	Q	I	287,000	U					1010	23,800
HALLORAN, EUGENE R & PHYLLIS		2289 0052	01-19-1976	U		0		Total		1,047,900	Total		888,500
								Total			Total		778,400

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	Batch
0111				OSTVIL

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	639,000
Appraised Xf (B) Value (Bldg)	61,900
Appraised Ob (B) Value (Bldg)	23,800
Appraised Land Value (Bldg)	562,200
Special Land Value	0
Total Appraised Parcel Value	1,286,900
Valuation Method	C
Total Appraised Parcel Value	1,286,900

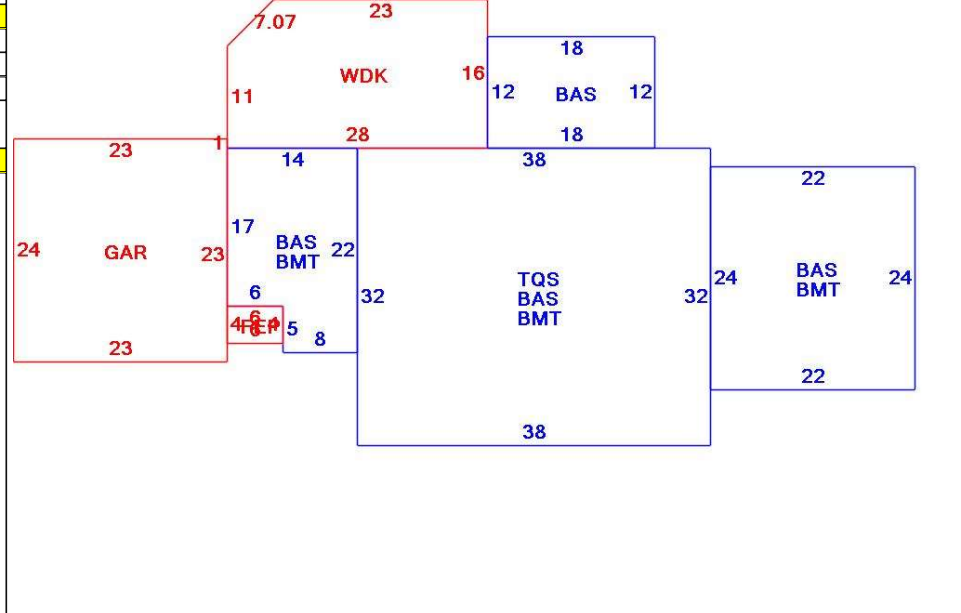
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
16-476	03-10-2016	804	Addn Alt-Res	20,000	04-24-2017	100	06-30-2017	remodel interior finish , demo a	06-04-2020	WD			FR	Field Review
81262	12-14-2004	NR	New Roof	13,000	06-30-2005	100	06-30-2005		06-09-2017	SR	02		02	Bldg Permit Completed
B33091	07-01-1989	SP	Swimming Pool	2,500	01-15-1990	100	12-31-1990	OS SW.POO	06-08-2017	MS	02		14	Cyclical Inspection
B16228	05-01-1973	DW	Dwelling	0	01-15-1974	100	12-31-1974	OS 1.5 ST	02-27-2015	JR	03		03	Cycl Insp Comp
									01-04-2013	TR	03		16	In Office Review
									05-05-2009	MA	22		22	Change of Address
									05-21-2007	PT	02		14	Cyclical Inspection

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	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0110	3.100			1.0000	546,666.4
1	1010	Single Fam M-0	RC	3	0.350	AC 14,250.00	1.00000	1.0000	0	1.00	0110	3.100			1.0000	44,175
Total Card Land Units					1.35	AC	Parcel Total Land Area					1.35	Total Land Value			562,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	6	6 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	B	S	Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	769,848
Year Built	1973
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	639,000
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	1999		83		0.00	5,000
SPL3	Pool Gunite	L	480	75.00	1989		40	00	1.00	16,300
WDC	Wood Decking	L	436	20.00	1996		54		0.00	4,500
FEP	Enclosed porc	B	24	70.00	1999		83		0.00	2,900
GAR	Attached Gara	B	552	40.00	1999		83		0.00	16,500
BMT	Basement-Unfi	B	2,022	26.01	1999		83		0.00	37,500
SPH1	Pool Heater <	L	1	2434.00	1999		60		0.00	1,500
PAT1	Patio- Average	L	400	5.89	1989		40		0.00	900
FNP1	FENCE CHAI	L	91	15.90	1989		40	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,238	2,238	2,238	254.24	568,996
BMT	Basement Area	0	2,022	0	0.00	0
FEP	Enclosed Porch	0	24	0	0.00	0
GAR	Attached Garage	0	552	0	0.00	0
TQS	Three Quarter Story	790	1,216	790	165.17	200,852
WDK	Wood Deck	0	436	0	0.00	0
Ttl Gross Liv / Lease Area		3,028	6,488	3,028		769,848

