

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA
AHEARN, BARRY V & SUSAN G 116 MAYO ROAD WELLESLEY MA 02482		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed	
			4 Gas			RESIDNTL	1010	452,600	452,600	
			6 Septic		2	RES LAND	1010	218,200	218,200	
SUPPLEMENTAL DATA						Total				670,800
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 22 #DL 2 GIS ID F_944077_2689635				Plan Ref. 271/56 Land Ct# #SR Life Estate PP STATU Assoc Pid#						670,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
AHEARN, BARRY V & SUSAN G		34357 160	08-05-2021	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed
SOMMER, MONICA M TR		30373 0048	03-24-2017	U	I	1	1F	2025	1010	452,600	2024	1010	428,500
SOMMER, ROBERT A & MONICA M		13249 0161	09-19-2000	Q	I	290,000	00		1010	218,200	2023	1010	380,700
MARTIS, JOHN R & GAIL G		3235 0176	02-02-1981	U		0		Total		670,800	Total		646,700
								Total		579,100	Total		579,100

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) 402,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 49,400				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0107			COTUIT

NOTES			
<p>Appraised Land Value (Bldg) 218,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 670,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 670,800</p>			

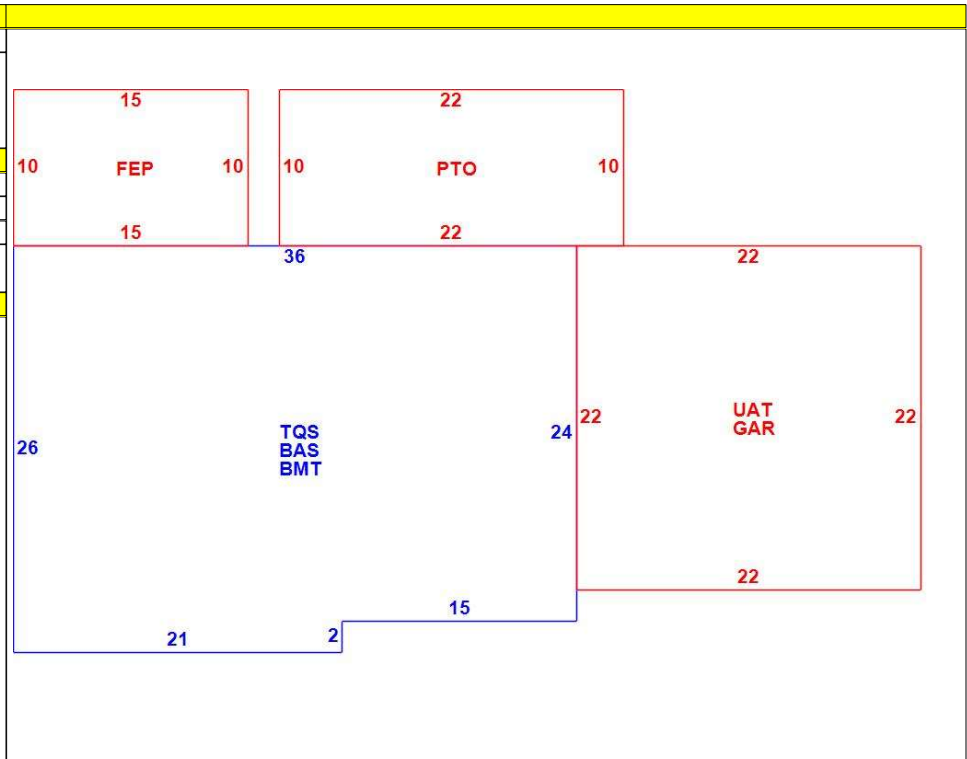
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B25913	12-01-1983	DW	Dwelling	0	05-15-1985	100	12-31-1985	CO 1 1/2S	08-24-2021	CK	02		03	Cycl Insp Comp
									05-27-2020	DM			FR	Field Review
									10-31-2016	AL	22		22	Change of Address
									04-08-2014	JR	03		16	In Office Review
									08-28-2013	JR	02		03	Cycl Insp Comp
									02-24-2005	PT	02		01	Meas/Est
									09-27-2002	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	RF	2	0.460 AC	176,344.00	1.92125	1.0000	5	1.00	0107	1.400		1.0000	474,330.0	218,200
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			218,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	484,426
Year Built	1984
Effective Year Built	2002
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
RCNLD	402,100
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	2000		83		0.00	5,000
PAT1	Patio- Average	L	220	5.89	1999		80		0.00	1,100
FEP	Enclosed porc	B	150	70.00	2000		83		0.00	8,700
GAR	Attached Gara	B	484	40.00	2000		83		0.00	15,100
BMT	Basement-Unfi	B	906	26.01	2000		83		0.00	20,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	906	906	906	313.95	284,440	
BMT	Basement Area	0	906	0	0.00	0	
FEP	Enclosed Porch	0	150	0	0.00	0	
GAR	Attached Garage	0	484	0	0.00	0	
PTO	Patio	0	220	0	0.00	0	
TQS	Three Quarter Story	589	906	589	204.10	184,917	
UAT	Attic, Unfinished	0	484	48	31.14	15,070	
Ttl Gross Liv / Lease Area		1,495	4,056	1,543		484,427	

