

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION				
JOHN A MACCINI LIVING TRUST 5 HIGHLAND AVENUE WELLESLEY MA 02482				2	Above Street	6	Septic	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 484,900 177,300	Assessed 484,900 177,300							
						4	Gas															
						2	Public Water			5												
SUPPLEMENTAL DATA																						
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 153 #DL 2 GIS ID F_964839_2712574								Plan Ref. 439/15 Land Ct# #SR Life Estate PP STATU Assoc Pid#														
Total												662,200		662,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)									
JOHN A MACCINI LIVING TRUST MACCINI, JOHN A & KEEMAN, WENDY J US BANK NATIONAL ASSOCIATION TR FLAHERTY, THOMAS R SR & DONNA M HAXTON, ROBERT D				30219	0138	01-09-2017		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
				24712	0098	07-28-2010		U	I	315,000		1S										
				24596	0322	06-04-2010		U	I	380,000		1L	2025	1010 1010	484,900 177,300	2024	1010 1010	458,600 177,300	2023	1010 1010	411,200 175,200	
				20263	0024	09-15-2005		Q	I	495,000		00										
				20154	0176	08-15-2005		U	I	0		1A										
Total												662,200		Total		635,900		Total		586,400		
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 Appraised Bldg. Value (Card) 438,000 Appraised Xf (B) Value (Bldg) 43,800 Appraised Ob (B) Value (Bldg) 3,100 Appraised Land Value (Bldg) 177,300 Special Land Value 0 Total Appraised Parcel Value 662,200 Valuation Method C Total Appraised Parcel Value 662,200										
Nbhd		Nbhd Name			B		Tracing			Batch												
0106										WBARNS												
NOTES																						
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					
60895 B35754	03-01-2002	NS	New Siding	10,500	11-01-2002	100	01-01-2003	WB 11/2 S				04-22-2020	LS			FR	Field Review					
	04-01-1993	DW	Dwelling	79,000	01-15-1994	100						06-29-2017	KM	02		03	Cycl Insp Comp					
												01-31-2011	LH	03		16	In Office Review					
												10-17-2008	PT	02		14	Cyclical Inspection					
												02-22-2006	GB			03	Cycl Insp Comp					
												12-14-2005	JS	02		07	Mea + Corrected Listing					
												11-01-2002	ME	04		44	Drive by inspection only					
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	5	0.410	AC	176,344.00	2.13291	1.0000	5	1.00	0106	1.150				1.0000	432,554.2	177,300			
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value					177,300				

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	C	Average									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2	11	Clapboard				Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip							B		S
Roof Cover	03	Asph/F Gls/Cmp				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	14	Carpet				COST / MARKET VALUATION					
Interior Floor 2	12	Hardwood				Building Value New			509,275		
Heat Fuel	03	Gas				Year Built			1993		
Heat Type	05	Hot Water				Effective Year Built			2006		
AC Type	01	None				Depreciation Code			A		
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	0					Depreciation %			14		
Extra Fixtures						Functional Obsol			0		
Total Rooms	8					External Obsol			0		
Bath Style						Trend Factor			1		
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good			86		
Accessory Apt						RCNLD			438,000		
Foundation Alt	01	Poured Conc.				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	30	3 Full-0 Half				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	2004		86		0.00	5,200	
WDC	Wood Decking	L	196	20.00	2002		66		0.00	3,100	
GAR	Attached Gara	B	528	40.00	2004		86		0.00	16,500	
BMT	Basement-Unfi	B	954	26.01	2004		86		0.00	22,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			1,150	1,150	1,150	255.66		294,009		
BMT	Basement Area			0	954	0	0.00		0		
GAR	Attached Garage			0	528	0	0.00		0		
TQS	Three Quarter Story			820	1,262	820	166.12		209,641		
UAT	Attic, Unfinished			0	220	22	25.57		5,625		
WDK	Wood Deck			0	196	0	0.00		0		
Ttl Gross Liv / Lease Area				1,970	4,310	1,992			509,275		