

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
MURPHY-KATZ, SARAH TR HARVEY KATZ&JUNE MURPHY-KATZ 15 MASSASOIT ROAD WELLESLEY MA 02481		1	Level	2	Public Water	1	Paved			Description	Code	Assessed	Assessed	
				4	Gas					RESIDNTL	1010	188,400	188,400	
				6	Septic			3		RES LAND	1010	235,200	235,200	
SUPPLEMENTAL DATA										Total		423,600	423,600	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4 #DL 2 GIS ID F_976879_2697858				Plan Ref. 118/133 Land Ct# #SR Life Estate PP STATU Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MURPHY-KATZ, SARAH TR		33620	0261	12-29-2020	U	I				1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KATZ, HARVEY A & MURPHY-KATZ, JUN		5470	0174	12-15-1986	Q	I				104,000	U	2025	1010	188,400	2024	1010	186,600	2023	1010	161,600
LILLIS, RICHARD J		4121	0257	05-15-1984	Q	I				60,000	U		1010	235,200		1010	235,200		1010	232,700
WALSH, DORIS		3634	0231	12-15-1982	U					0		Total		423,600	Total		421,800	Total		394,300

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																

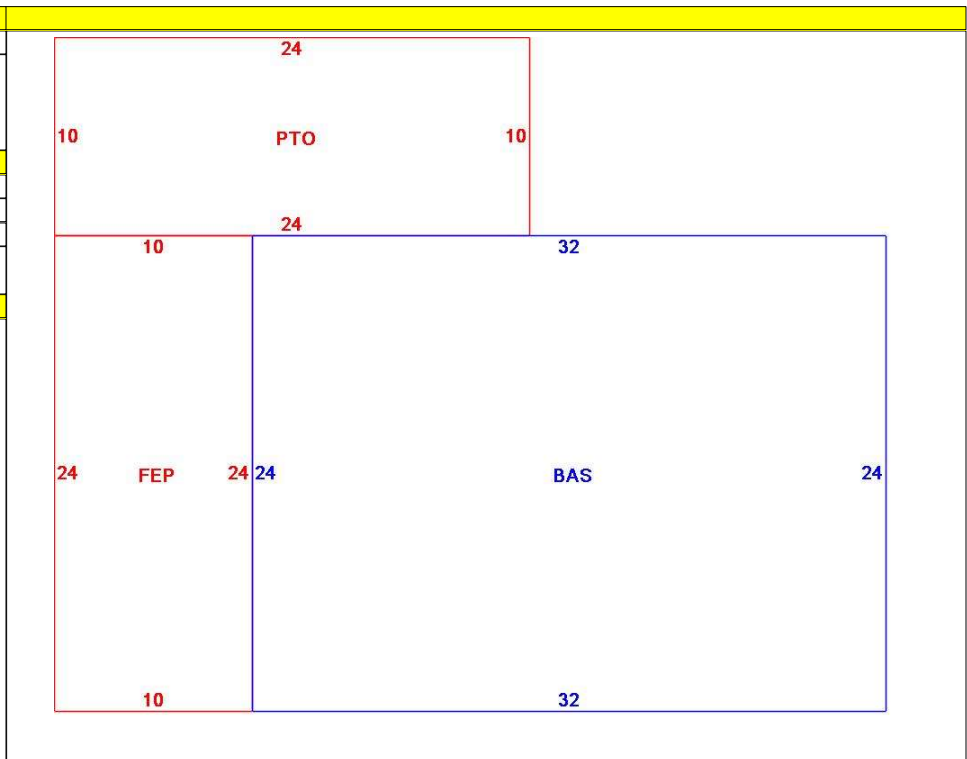
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0106				CENVIL	Appraised Bldg. Value (Card)			172,900
				Appraised Xf (B) Value (Bldg)			14,400	
				Appraised Ob (B) Value (Bldg)			1,100	
				Appraised Land Value (Bldg)			235,200	
				Special Land Value			0	
				Total Appraised Parcel Value			423,600	
				Valuation Method			C	
				Total Appraised Parcel Value			423,600	

NOTES										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
										05-19-2020	WD			FR	Field Review				
										03-07-2017	JR	03		03	Cycl Insp Comp				
										04-15-2010	PT	02		14	Cyclical Inspection				
										12-28-2001	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	RB	3	0.160	AC	176,344.00	4.90299	1.0000	5	1.00	0108	1.700		1.0000	1,469,844	235,200

Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value					235,200
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C-	Average Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
CONDO DATA					
Roof Structure	03	Gable/Hip	Parcel Id		C
Roof Cover	03	Asph/F Gls/Cmp			Ownr 0.0
Interior Wall 1	05	Drywall			B
Interior Wall 2					S
Interior Floor 1	14	Carpet	Adjust Type	Code	Description
Interior Floor 2			Condo Flr		Factor%
Heat Fuel	03	Gas	Condo Unit		
Heat Type	05	Hot Water	COST / MARKET VALUATION		
AC Type	01	None	Building Value New		230,517
Bedrooms	02	2 Bedrooms	Year Built		1965
Full Baths	1		Effective Year Built		1992
Half Baths	0		Depreciation Code		A
Extra Fixtures			Remodel Rating		
Total Rooms	4	4 Rooms	Year Remodeled		
Bath Style			Depreciation %		25
Kitchen Style			Functional Obsol		0
Occupancy			External Obsol		0
Sewer Occupan			Trend Factor		1
Accessory Apt			Condition		
Foundation Alt	09	Blk/Pour Ftgs	Condition %		
Rms Prts			Percent Good		75
Bath Split	10	1 Full-0 Half	RCNLD		172,900
			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
FPL1	Fireplace 1 sto	B	1	5000.00	1990		75		0.00	3,800
PAT1	Patio- Average	L	240	5.89	1994		75		0.00	1,100
FEP	Enclosed porc	B	240	70.00	1990		75		0.00	10,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	300.15	230,517
FEP	Enclosed Porch	0	240	0	0.00	0
PTO	Patio	0	240	0	0.00	0
Ttl Gross Liv / Lease Area		768	1,248	768		230,517

