

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION				
NEWMAN, DOUGLAS F & SUZANNE 4 FROST CIRCLE WELLESLEY MA 02482												Description		Code	Assessed		Assessed							
												RESIDNTL	1010	1,245,400		1,245,400								
										1		RES LAND	1010	1,132,200		1,132,200								
SUPPLEMENTAL DATA																								
				Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 14 #DL 2 GIS ID F_978983_2720378				Plan Ref. 268/17 Land Ct# #SR Life Estate PP STATU Assoc Pid#																
												Total		2,377,600		2,377,600								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)											
NEWMAN, DOUGLAS F & SUZANNE BAK				27605	0005	08-07-2013	Q	I	1,252,500		00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed				
ZELMAN, RICHARD B & LEGRAW, JOAN				17236	0288	07-10-2003	U	I	1		1A	2025	1010	1,245,400	2024	1010	1,139,400	2023	1010	1,035,700				
LEGRAW, JOAN M				12670	0062	11-17-1999	U	V	1		1A													
ZELMAN, RICHARD B				9753	0243	07-15-1995	Q	V	178,000		U													
CRANE, JULIANA				9753	0217	07-15-1995	U	V	1		A	Total		2,377,600		Total		2,271,600		Total		2,065,300		
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																								
Nbhd		Nbhd Name			B		Tracing			Batch														
0115										BARN5														
NOTES																								
												Appraised Bldg. Value (Card)										1,009,300		
												Appraised Xf (B) Value (Bldg)										96,200		
												Appraised Ob (B) Value (Bldg)										139,900		
												Appraised Land Value (Bldg)										1,132,200		
												Special Land Value										0		
												Total Appraised Parcel Value										2,377,600		
												Valuation Method										C		
												Total Appraised Parcel Value										2,377,600		
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		
20-2228		08-18-2020		834	Sheet Metal		20,000		06-30-2021		100	06-30-2021		install 2 HVAC systems 1 ERV		11-17-2020		SR	01		02	Bldg Permit Completed		
20-1047		06-30-2020		827	New Const-De		420,000		11-17-2020		100	06-30-2021		rebuild home to original plan af		05-28-2020		SR	01		13	CALL BACK		
20-414		03-10-2020		810	Demolition		15,000		05-28-2020		100	06-30-2020		A FIRE DESTROYED THE EX		05-12-2020		DM			FR	Field Review		
201406067		09-24-2014		SP	Swimming Pool		56,000		09-28-2015		100	06-30-2016		SP 20X40 GUNITE/CONCRET		10-21-2019		EO	03		16	In Office Review		
74753		02-17-2004		AD	Addition		12,000		01-11-2005		100	01-01-2005				02-18-2016		SR	02		02	Bldg Permit Completed		
69675		03-26-2003		DW	Dwelling		270,062		05-27-2004		100	01-01-2005				06-17-2015		SR	02		03	Cycl Insp Comp		
												01-08-2015 JR 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		RF-1	1	1.000		AC	176,344.00	1.00000	1.0000	5	1.00	0115	6.400				1.0000	1,128,601	1,128,600			
1	1010	Single Fam M-0		RF-1	1	0.040		AC	14,250.00	1.00000	1.0000	0	1.00	0115	6.400				1.0000	91,200	3,600			
Total Card Land Units						1.04		AC	Parcel Total Land Area						1.04		Total Land Value						1,132,200	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	04	Cape Cod									
Model	01	Residential									
Grade:	B+	Custom Plus									
Stories	1.75	1 3/4 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
RooF Structure	03	Gable/Hip							B		S
RooF Cover	10	Wood Shingle				Adjust Type	Code	Description			Factor%
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					1,029,932
Heat Fuel	08	Propane				Year Built					2020
Heat Type	04	Hot Air				Effective Year Built					2021
AC Type	03	Central				Depreciation Code					A
Bedrooms	03	3 Bedrooms				Remodel Rating					
Full Baths	3					Year Remodeled					
Half Baths	1					Depreciation %					2
Extra Fixtures						Functional Obsol					0
Total Rooms	7	7 Rooms				External Obsol					0
Bath Style						Trend Factor					1
Kitchen Style						Condition					
Occupancy						Condition %					
Sewer Occupan						Percent Good					98
Accessory Apt	01	Poured Conc.				RCNLD					1,009,300
Foundation Alt						Dep % Ovr					
Rms Prts	31	3 Full-1 Half				Dep Ovr Comment					
Bath Split						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	
TEN	Tennis Court 7	L	7,200	6.84	2003		58	00	1.00	28,600	
PAT2	Patio-Good	L	392	9.94	2007		88		0.00	3,400	
BMT	Basement-Unfi	B	1,648	26.01	2019		98		0.00	37,300	
FNC5	FENCE-10'CH	L	300	34.35	2003		68		0.00	7,000	
FNC7	Chain Link Gat	L	1	810.42	2003		68		0.00	600	
SPC1	Pool Cover-Au	L	800	17.53	2015		92		0.00	12,900	
SPH3	Pool Heater 80	L	1	4116.00	2015		92		0.00	3,800	
GAR	Attached Gara	B	528	40.00	2019		98		0.00	18,900	
FOP	Open Porch-ro	B	790	55.00	2019		98		0.00	28,900	
FEP	Enclosed porc	B	168	70.00	2019		98		0.00	11,100	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
BAS	First Floor			1,648	1,648	1,648	382.59		630,508		
BMT	Basement Area			0	1,636	0	0.00		0		
FEP	Enclosed Porch			0	168	0	0.00		0		
FOP	Open Porch			0	790	0	0.00		0		
GAR	Attached Garage			0	528	0	0.00		0		
TQS	Three Quarter Story			991	1,524	991	248.78		379,147		
UAT	Attic, Unfinished			0	528	53	38.40		20,277		
WDK	Wood Deck			0	112	0	0.00		0		
Ttl Gross Liv / Lease Area				2,639	6,934	2,692			1,029,932		

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																		APPRAISED VALUE SUMMARY															
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Total Card Land Units								Parcel Total Land Area								Total Land Value																	

State Use 1010
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