

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
AUSIELLO, DENNIS A & SUSAN J 38 BRADFORD RD WELLESLEY MA 02481		1	Level	2	Public Water	1	Paved	1	Excel View	Description	Code	Assessed	Assessed
		4	Gas							RESIDNTL	1010	1,211,500	1,211,500
		6	Septic					2		RES LAND	1010	1,885,900	1,885,900
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4 #DL 2 GIS ID F_947313_2684597					Plan Ref. 263/41 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total		3,097,400	3,097,400

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)					
AUSIELLO, DENNIS A & SUSAN J MACMILLAN, DONALD J & MARY REARDON, JOHN J & JOAN		10507	0288	12-02-1996	Q	I	931,215	00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		4468	0356	03-29-1985	Q	I	620,000	U	2025	1010	1,211,500	2024	1010	1,068,900	2023	1010	895,200		
		1754	0304	11-13-1972	U	0				1010	1,885,900			1,885,900		1010	2,428,800		
Total												3,097,400	Total	2,954,800	Total	3,324,000			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0119			COTUIT

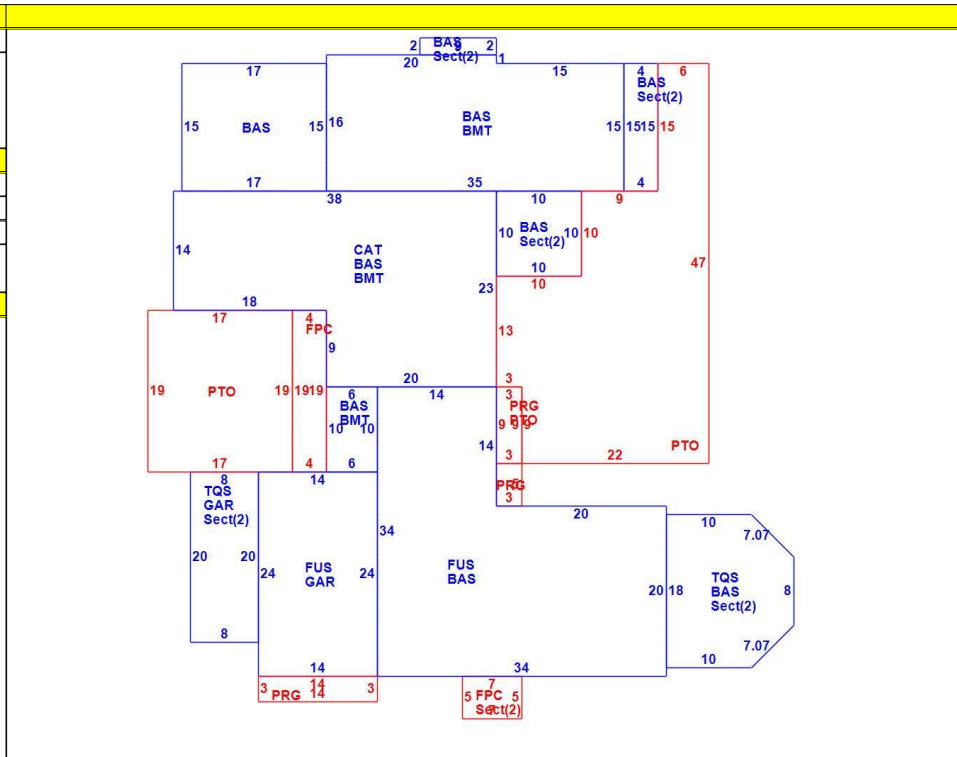
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,121,400
Appraised Xf (B) Value (Bldg)	78,300
Appraised Ob (B) Value (Bldg)	11,800
Appraised Land Value (Bldg)	1,885,900
Special Land Value	0
Total Appraised Parcel Value	3,097,400
Valuation Method	C
Total Appraised Parcel Value	3,097,400

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
EXPR-23-4	04-08-2023	835	Sid/Wind/Roof/	8,579	06-30-2023	100	06-30-2023	Air sealing and cellulose insula	08-03-2023	WT	01		03	Cycl Insp Comp
201004834	10-01-2010	AD	Addition	400,000	06-27-2011	100	06-30-2011	ADD 3 SEASON RM W/SITTI	06-09-2020	WD			FR	Field Review
9463	08-01-1995	NR	New Roof	8,000	01-15-1996	100	12-31-1996	CO RE-ROO	10-15-2014	JR	03		16	In Office Review
B27791	04-02-1985	AD	Addition	25,000	01-15-1986	100	12-31-1986	CO ADD'N	06-27-2013	RB	03		03	Cycl Insp Comp
B27791A	04-01-1985	AD	Addition	0	01-15-1986	100	12-31-1986	CO ADD'N	02-01-2012	JR	03		20	Sale Review
									07-12-2011	RB	03		02	Bldg Permit Completed
									05-27-2005	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	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0119	12.000		1.0000	3,771,786	1,885,900
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value				1,885,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	10	Wood Shingle			
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	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	12				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	51	5 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,322,312		
Year Built			1974		
Effective Year Built			2002		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			17		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			83		
RCNLD			1,121,400		
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
FPL3	Fireplace 2 sto	B	3	7000.00	2000		83		0.00	17,400
BFA	Bsmt Fin-Avg	B	610	17.36	2000		83		0.00	8,800
PAT1	Patio- Average	L	323	5.89	2001		82		0.00	1,600
FOPC	Open Prch-roo	B	76	55.00	2000		83		0.00	3,200
GAR	Attached Gara	B	336	40.00	2000		83		0.00	12,000
BMT	Basement-Unfi	B	1,317	26.01	2000		83		0.00	26,700
GEN	Emergency Ge	L	1	5550.00	2023		98		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,448	2,448	2,448	290.43	710,964
BMT	Basement Area	0	1,317	0	0.00	0
CAT	Cathedral	0	71	71	28.96	20,620
FPC	Open Porch Conc. Floor	0	76	0	0.00	0
FUS	Upper Story	1,212	1,212	1,212	290.43	351,997
GAR	Attached Garage	0	336	0	0.00	0
PRG	Pergola	0	84	0	0.00	0
PTO	Patio	0	1,113	0	0.00	0
Ttl Gross Liv / Lease Area		3,660	7,298	3,731		1,083,581



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		4468	0356	03-29-1985	Q	I	620,000	U	2025	1010	1,211,500	2024	1010	1,068,900	2023	1010	895,200	
		1754	0304	11-13-1972	U		0			1010	1,885,900			1,885,900		1010	2,428,800	
										Total		3,097,400	Total		2,954,800	Total		3,324,000

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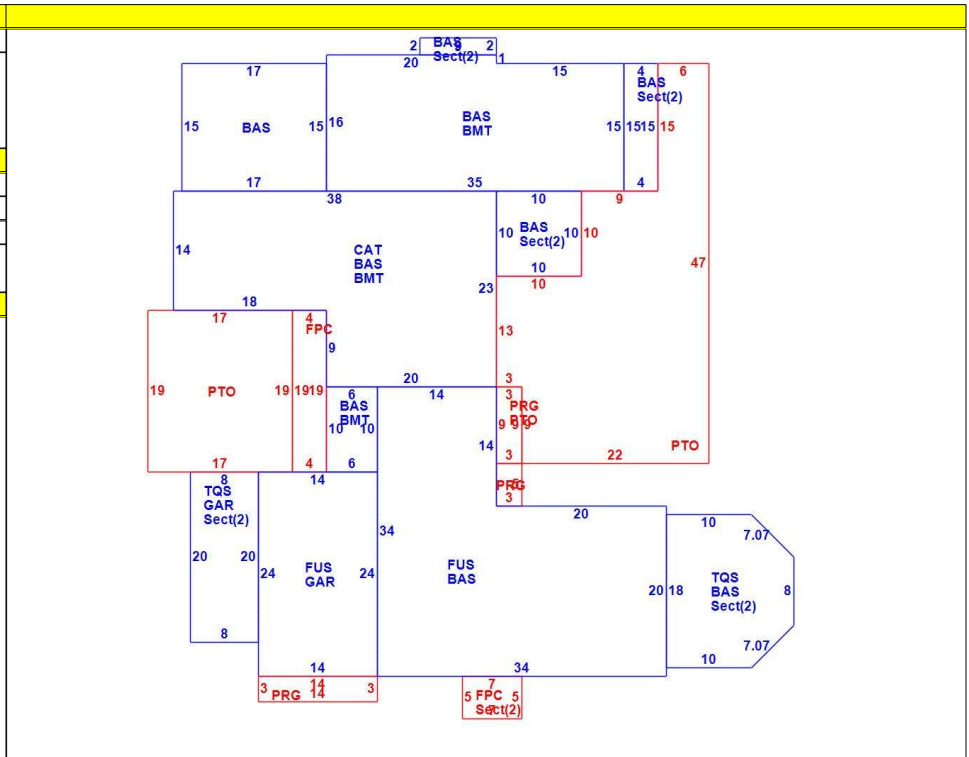
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1	1010	Single Fam M-0	RF	2	0.500	AC	176,344.00	1.78240	1.0000	5	1.00	0119	12.000		1.0000	3,771,786	1,885,900

Total Card Land Units 0.50 AC Parcel Total Land Area 0.50

Total Land Value 1,885,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	B-	Custom Minus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
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	04	4 Bedrooms			
Full Baths	5				
Half Baths	1				
Extra Fixtures					
Total Rooms	12				
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	09	Blk/Pour Ftgs			
Rms Prts					
Bath Split	51	5 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			1,322,312		
Year Built			2010		
Effective Year Built			2015		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			7		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			93		
RCNLD			1,121,400		
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
PAT1	Patio- Average	L	790	5.89	2011		92		0.00	4,000
FOPC	Open Prch-roo	B	35	55.00	2013		93		0.00	2,100
GAR	Attached Gara	B	160	40.00	2013		93		0.00	8,100
PRG1	Pergola-Avg	L	84	18.00	2001		54	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	423	423	423	348.00	147,206
FPC	Open Porch Conc. Floor	0	35	0	0.00	0
GAR	Attached Garage	0	160	0	0.00	0
TQS	Three Quarter Story	263	405	263	225.99	91,525
Ttl Gross Liv / Lease Area		686	1,023	686		238,731

