

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION	
JEGHELIAN, SUSAN M TR SUSAN M JEGHELIAN REVOCABLE 30 FULLER BROOK ROAD WELLESLEY MA 02482				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND		Code 1050 1050		Assessed 1,021,600 241,600		Assessed 1,021,600 241,600			
						4	Gas														
						6	Septic			1											
SUPPLEMENTAL DATA																					
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 3 #DL 2								Plan Ref. 249/95 Land Ct# #SR Life Estate PP STATU													
GIS ID F_981786_2718362								Assoc Pid#				Total 1,263,200 1,263,200									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
JEGHELIAN, SUSAN M TR JEGHELIAN, SUSAN M CURTIN, KEVIN J & JEGHELIAN, SUSAN HELMS, LYNETTE C HELMS, LYNETTE & ROBERT R JR				35599	164	01-18-2023	U	I		1	1F	2025	1050	1,021,600 241,600	2024	1050	932,300 241,600	2023	1050	932,300 219,700	
				NO21P00	0	12-10-2020	U	I		0	1F										
				33290	0349	09-24-2020	Q	I		1,250,000	00										
				22621	0030	01-24-2008	U	I		100	1A										
				18801	0273	07-07-2004	Q	I		500,000	00	Total		1,263,200	Total		1,173,900	Total		1,152,000	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor <									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	11	Family Conver.									
Model	01	Residential									
Grade:	A+	Luxury Plus									
Stories	2.5	2 1/2 Stories									
Exterior Wall 1	25	Vinyl Siding				CONDO DATA					
Exterior Wall 2						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	03	Plastered				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New					1,233,589
Heat Fuel	03	Gas				Year Built					1850
Heat Type	05	Hot Water				Effective Year Built					1994
AC Type	03	Central				Depreciation Code					VG
Bedrooms	08	8 Bedrooms				Remodel Rating					
Full Baths	7					Year Remodeled					
Half Baths	1					Depreciation %					23
Extra Fixtures						Functional Obsol					0
Total Rooms	14	14 Rooms				External Obsol					0
Bath Style	02	Average				Trend Factor					1
Kitchen Style	02	Modernized				Condition					
Occupancy	3					Condition %					
Sewer Occupan						Percent Good					77
Accessory Apt	Y	Apt here				RCNLD					949,900
Foundation Alt	05	Stone Walls				Dep % Ovr					
Rms Prts						Dep Ovr Comment					
Bath Split	71	7 Full-1 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	
FPL3	Fireplace 2 sto	B	2	7000.00	1989		77		0.00	10,800	
GEN	Emergency Ge	L	1	5550.00	2007		76		0.00	4,200	
PAT2	Patio-Good	L	80	9.94	1986		67		0.00	700	
WDC	Wood Decking	L	376	20.00	1986		34		0.00	2,500	
SHED	Shed	L	180	18.00	2010		82		0.00	2,700	
PRG1	Pergola-Avg	L	52	18.00	1985		22	C	1.00	200	
FOP	Open Porch-ro	B	330	55.00	1989		77		0.00	10,000	
BMT	Basement-Unfi	B	2,325	26.01	1989		77		0.00	38,700	
FPLG	Gas Fireplace-	B	1	2500.00	1989		77		0.00	1,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value	
BAS	First Floor				2,343	2,343	2,343	276.03		646,744	
BMT	Basement Area				0	2,325	0	0.00		0	
FAT	Attic, Finished				86	572	86	41.50		23,739	
FOP	Open Porch				0	330	0	0.00		0	
FUS	Upper Story				2,040	2,040	2,040	276.03		563,106	
PRG	Pergola				0	52	0	0.00		0	
PTO	Patio				0	80	0	0.00		0	
WDK	Wood Deck				0	376	0	0.00		0	
Ttl Gross Liv / Lease Area					4,469	8,118	4,469			1,233,589	