

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CURTIN, DANIEL J & KRISTEN E 11 CORNELL ROAD WELLESLEY MA 02482		1	Level	2	Public Water	3	Unpaved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed 736,300 942,700	Assessed 736,300 942,700
		4	Gas										
		6	Septic					4					
SUPPLEMENTAL DATA													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 4A #DL 2 GIS ID F_984510_2695042					Plan Ref. 111/93 Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#					Total 1,679,000 1,679,000			

801
 FY2025
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CURTIN, DANIEL J & KRISTEN E TODD, GARY O TR TODD, GARY GANGULI, KRISTON & SUVRANU BANNISTER, HENRY F		35699	126	03-27-2023	Q	I	1,500,000	00					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		35140	205	05-24-2022	U	I	10	1F	2025	1010	736,300	2024	1010	695,400	2023	1010	598,600				
		35067	144	04-22-2022	U	I	1,310,000	1													
		27406	22	05-24-2013	Q	I	862,500	00													
		12135	0265	03-19-1999	Q	V	67,500	00													
Total												1,679,000	Total	1,638,100	Total	1,442,000					

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															

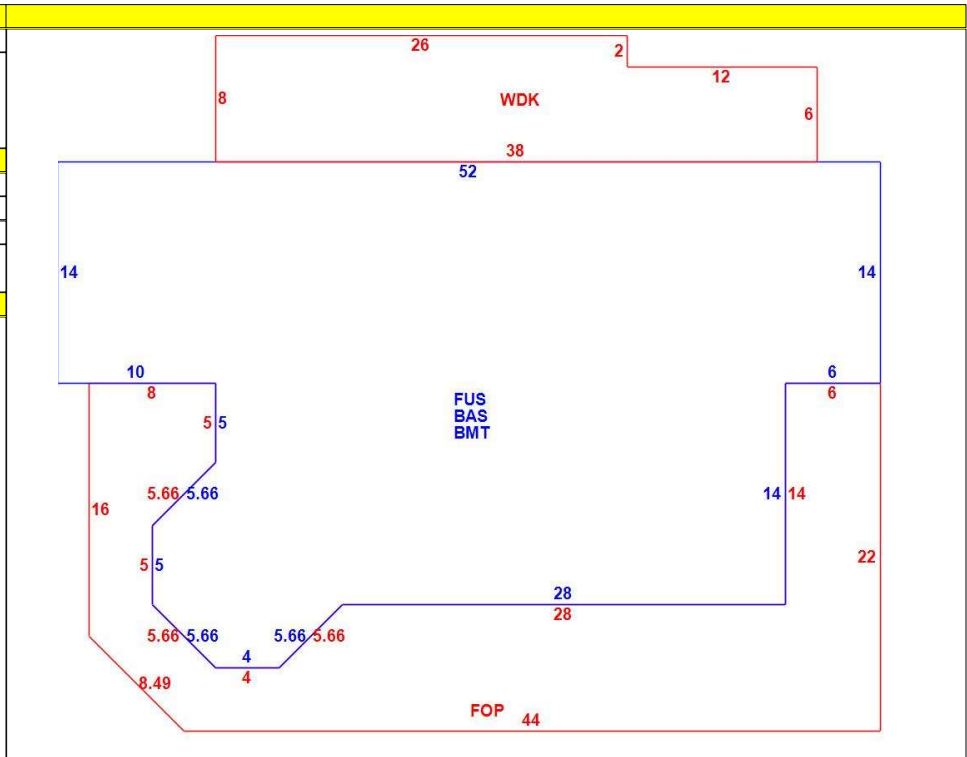
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0113				HYAN

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	
BLDR-23-17	01-14-2024	880	Alt-Int work-Res	75,000	04-30-2024	100	06-30-2024	Add a full bathroom to a pre-ex	04-30-2024	SR	01	1	03	Cycl Insp Comp	
16-3049	10-17-2016	835	Sid/Wind/Roof/	9,200	06-30-2017	100	06-30-2017	RE-ROOF STRIPPING OLD S	05-24-2023	TR	03		20	Sale Review	
45328	04-07-2000	DW	Dwelling	145,000	05-21-2001	100	01-01-2002		05-26-2020	WD			FR	Field Review	
									10-05-2017	SR	02		03	Cycl Insp Comp	
									09-26-2014	JR	03		20	Sale Review	
									12-13-2013	JR	03		20	Sale 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	4	0.270	AC	176,344.00	3.14262	1.0000	5	1.00	0113	6.300		1.0000	3,491,364
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value			942,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		700,254			
Year Built		2000			
Effective Year Built		2010			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		11			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		89			
RCNLD		623,200			
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	1	7000.00	2008		89		0.00	6,200
FOP	Open Porch-ro	B	518	55.00	2008		89		0.00	17,700
BMT	Basement-Unfi	B	1,292	26.01	2008		89		0.00	28,200
WDC	Deck comp w	L	280	28.00	2024		100		0.00	8,100
BFA2	Bsmt Fin-VG-	B	1,092	54.47			89		0.00	52,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,292	1,292	1,292	271.00	350,127
BMT	Basement Area	0	1,292	0	0.00	0
FOP	Open Porch	0	518	0	0.00	0
FUS	Upper Story	1,292	1,292	1,292	271.00	350,127
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		2,584	4,674	2,584		700,254

