

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION	
RAVAMASC LLC 31 SUNSET ROAD WELLESLEY MA 02482		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDNTL	1010	480,600	480,600		
			6 Septic		2	RES LAND	1010	192,800	192,800		
SUPPLEMENTAL DATA						Total				673,400	673,400
Alt Prcl ID		Split Zonin		Plan Ref.							
WELLESLEY MA 02482		BID Parcel		Land Ct# 34623-B (SH 1)							
ResExpt Q		#DL 1 LOT 13		#SR							
#DL 2		GIS ID F_948313_2693747		Life Estate							
				PP STATU							
				Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RAVAMASC LLC		C215206	0	01-18-2018	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAINER, MARVIN I		C214005	0	09-08-2017	U	I	100	1F	2025	1010	480,600	2024	1010	417,600	2023	1010	417,600
LAINER, FRANCES TR		C192434	0	09-15-2010	U	I	1	1A		1010	192,800		1010	192,800		1010	190,500
LAINER, MARVIN I		#D11237	0	09-16-2009	U	I	0	1									
LAINER, MARVIN I & THERESE B		C104752	0	12-15-1985	Q	V	42,000	U									
Total									673,400	Total		610,400	Total		608,100		

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				COTUIT	Appraised Bldg. Value (Card)	423,000	
					Appraised Xf (B) Value (Bldg)	53,100	
					Appraised Ob (B) Value (Bldg)	4,500	
					Appraised Land Value (Bldg)	192,800	
					Special Land Value	0	
					Total Appraised Parcel Value	673,400	
					Valuation Method	C	
					Total Appraised Parcel Value	673,400	

NOTES										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
EXPR-22-1 B29269	12-27-2022 04-01-1986	835 DW	Sid/Wind/Roof/ Dwelling	3,140 130,000	01-15-1987	100 100	06-30-1986	Air Sealing, Weatherstrip Door, CO 11/2 S	01-22-2024 05-29-2020 10-02-2014	MM DM SR	02 02		03 FR 03	Cycl Insp Comp Field Review Cycl Insp Comp		

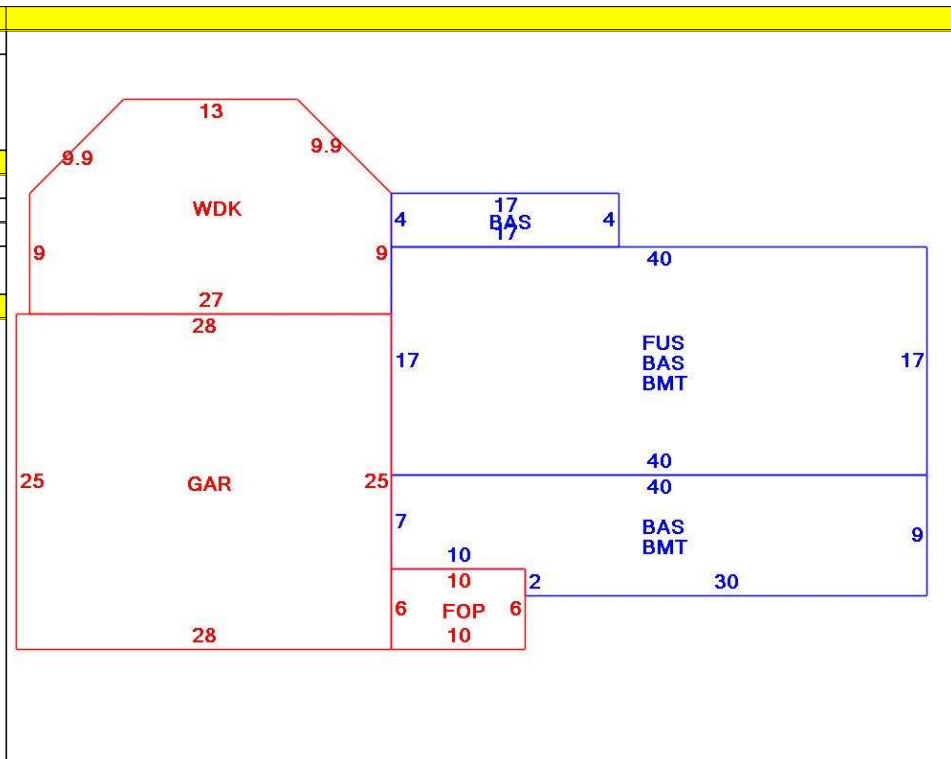
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.650	AC	176,344.00	1.46256	1.0000	5	1.00	0106	1.150		1.0000	296,592.9	192,800

Total Card Land Units					0.65	AC	Parcel Total Land Area					0.65	Total Land Value				192,800
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Saltbox			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.5	1 1/2 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	04	Hot Air			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 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				
Parcel Id		C		Owne 0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	480,657
Year Built	1986
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	88
RCNLD	423,000
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
FPL2	Fireplace 1.5 s	B	1	6000.00	2006		88		0.00	5,300
WDC	Wood Decking	L	383	20.00	1999		60		0.00	4,500
FOP	Open Porch-ro	B	60	55.00	2006		88		0.00	3,400
GAR	Attached Gara	B	700	40.00	2006		88		0.00	20,700
BMT	Basement-Unfi	B	1,020	26.01	2006		88		0.00	23,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,088	1,088	1,088	271.87	295,789
BMT	Basement Area	0	1,020	0	0.00	0
FOP	Open Porch	0	60	0	0.00	0
FUS	Upper Story	680	680	680	271.87	184,868
GAR	Attached Garage	0	700	0	0.00	0
WDK	Wood Deck	0	383	0	0.00	0
Ttl Gross Liv / Lease Area		1,768	3,931	1,768		480,657

