

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION
BCG HOLDINGS LLC & GERMANI, M		1 Level	1 All Public	3 Unpaved		Description	Code	Assessed	Assessed	
22 WILLOW PARK					4	RESIDNTL	1010	283,100	283,100	
WELLESLEY MA 02481						RES LAND	1010	602,400	602,400	
SUPPLEMENTAL DATA						Total				885,500
Alt Prcl ID		Split Zonin		Plan Ref.						
WELLESLEY MA 02481		BID Parcel		Land Ct# 13635-F						
#DL 1 LOT 6		ResExpt Q		#SR						
#DL 2		GIS ID F_987109_2695497		Life Estate						
				PP STATU						
				Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BCG HOLDINGS LLC & GERMANI, MARC		D147912	0	04-12-2023	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
GERMANI, BRIAN & MARC ESTATE OF		D129918	0	07-15-2016	U	I	1	1J	2025	1010	283,100	2024	1010	283,100	
GERMANI, CLAUDE JACQUES & MARC		D128922	0	10-23-2015	U	I	0	1A		1010	602,400		1010	459,400	
GERMANI, CLAUDE JACQUES & MARC		C206983	0	07-30-2015	U	I	0	1							
GERMANI, UMBERTO & GIOSINA TRS		C77579	0	03-22-1979	U	V	0								
Total									885,500	Total		742,500	Total		780,200

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			
0111				HYAN			

NOTES												APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)	270,300		
												Appraised Xf (B) Value (Bldg)	9,600		
												Appraised Ob (B) Value (Bldg)	3,200		
												Appraised Land Value (Bldg)	602,400		
												Special Land Value	0		
												Total Appraised Parcel Value	885,500		
												Valuation Method	C		
												Total Appraised Parcel Value	885,500		

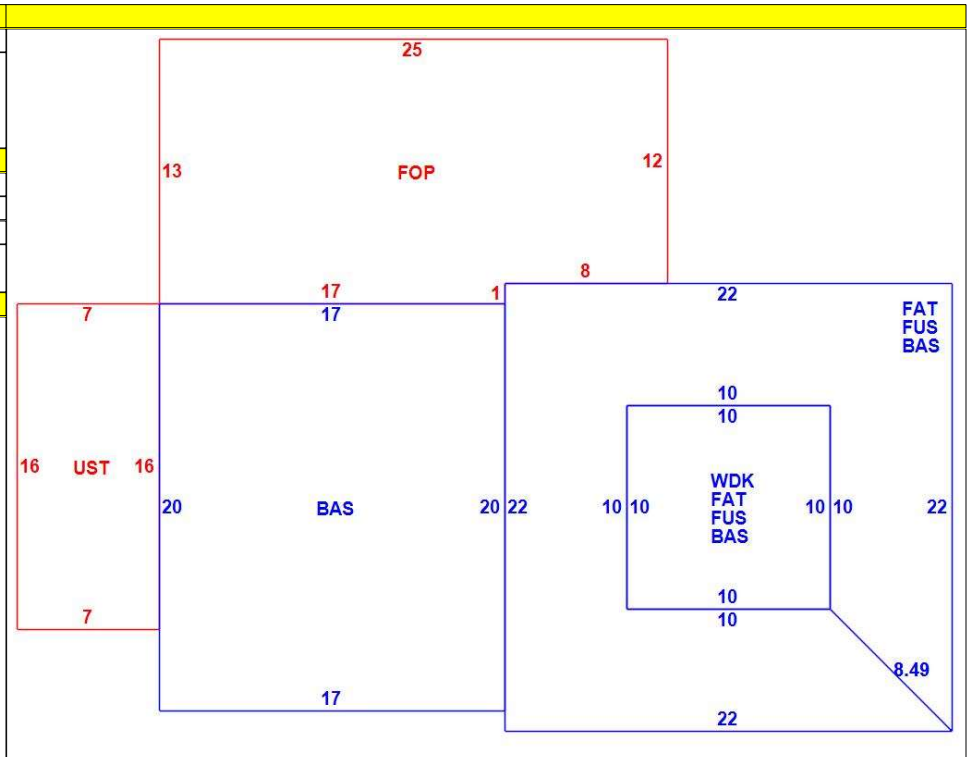
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										06-10-2022	BM	02		03	Cycl Insp Comp
										05-11-2020	WD			FR	Field Review
										09-12-2017	SR	02		03	Cycl Insp Comp
										04-05-2017	AL	22		22	Change of Address
										01-26-2017	AL	22		22	Change of Address
										04-02-2002	PT	01		00	Meas/Listed-Interior Acces
										08-19-1997	LK	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	RB	4	0.300	AC	176,344.00	2.84692	1.0000	5	1.00	0111	4.000		1.0000	2,008,152	602,400
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value			602,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional			
Model	01	Residential			
Grade:	C	Average			
Stories	2.15	2 Stories w/FA			
Exterior Wall 1	26	Aluminum Sidng			
Exterior Wall 2	06	Vertical Sidin			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	03	3 Bedrooms			
Full Baths	2				
Half Baths	0				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	00	Typical			
Rms Prts					
Bath Split	20	2 Full-0 Half			

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	391,734
Year Built	1920
Effective Year Built	1984
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	270,300
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
SHED	Shed	L	210	18.00	1990		42		0.00	1,600
FOP	Open Porch-ro	B	317	55.00	1979		69		0.00	8,600
UST	Utility Storage-	B	112	17.11	1979		69		0.00	1,000
WDC	Wood Decking	L	100	20.00	1992		46		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	824	824	824	283.66	233,736
FAT	Attic, Finished	73	484	73	42.78	20,707
FOP	Open Porch	0	317	0	0.00	0
FUS	Upper Story	484	484	484	283.66	137,291
UST	Utility Enclosure	0	112	0	0.00	0
WDK	Wood Deck	0	100	0	0.00	0
Ttl Gross Liv / Lease Area		1,381	2,321	1,381		391,734

