

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION	
NICHOLSON, ROBERT A & SABRINA 22 HAWTHORNE ROAD WELLESLEY MA 02481											Description RESIDENTL RES LAND	Code 1010 1010	Assessed		Assessed		Total 2,556,600 2,556,600				
									7												
				SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 #DL 2 GIS ID F_956393_2690164						Plan Ref. Land Ct# #SR Life Estate PP STATU A:Active Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
NICHOLSON, ROBERT A & SABRINA H MACHEM, MARY S ET AL TRS MECHEM, JOHN C & MARY S SMART, ANNAH P ESTATE OF				33540	0131	12-04-2020	Q	I	2,125,000	00	2025	1010 1010	Assessed 1,419,800 1,136,800	Year 2024	Code 1010 1010	Assessed V 1,322,900 1,136,800	Year 2023	Code 1010 1010	Assessed 1,133,900 1,034,200		
				22327	0166	09-11-2007	U	I	1	1F											
				11603	0043	07-30-1998	Q	I	680,000	00											
				P61669	0	07-09-1975	U		0		Total		2,556,600	Total		2,459,700	Total		2,168,100		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount	Code	Description	Number	Amount	Comm Int											
2022	N5C	NO RESIDENTIAL EXEMPTION			0.00																
Total					0.00																
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,285,500 Appraised Xf (B) Value (Bldg) 106,700 Appraised Ob (B) Value (Bldg) 27,600 Appraised Land Value (Bldg) 1,136,800 Special Land Value 0 Total Appraised Parcel Value 2,556,600 Valuation Method C Total Appraised Parcel Value 2,556,600										
Nbhd		Nbhd Name			B		Tracing			Batch											
0115										OSTVIL											
NOTES																					

Property Location 312 BRIDGE STREET
Vision ID 5121 Account # 43866

Map ID 093/ 019/ //
Bldg # 1

Bldg Name
Sec # 1 of 1

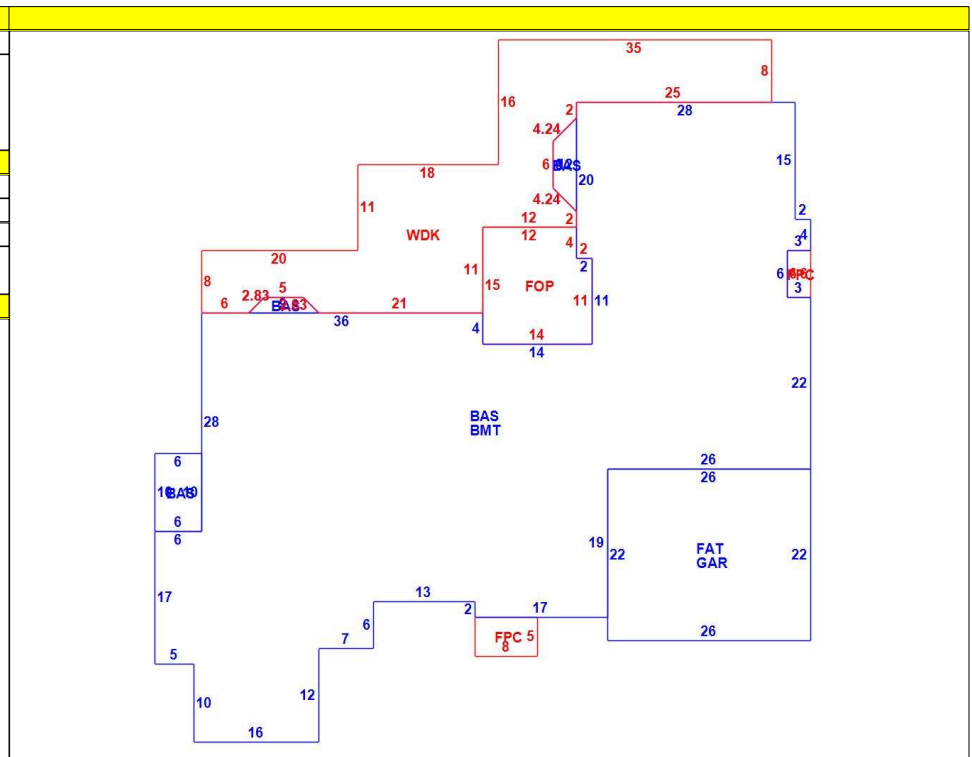
Card # 1 of 2

State Use 1010
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	A-	Luxury Minus			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	02	Wall Brd/Wood			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	1				
Extra Fixtures					
Total Rooms	10	10 Rooms			
Bath Style	02	Average			
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	02	Conc. Block			
Rms Prts					
Bath Split	41	4 Full-1 Half			

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
FPL1	Fireplace 1 sto	B	3	5000.00	1984		86		0.00	12,900
FPO	Ext FP Openin	B	1	2000.00	1984		86		0.00	1,700
SPL3	Pool Gunite	L	720	75.00	1985		22	00	1.00	12,200
WDC	Wood Decking	L	146	20.00	1991		44		0.00	1,800
WDC	Wood Decking	L	733	20.00	1991		44		0.00	5,900
FOP	Open Porch-ro	B	202	55.00	1984		86		0.00	7,700
GAR	Attached Gara	B	572	40.00	1984		86		0.00	17,500
BMT	Basement-Unfi	B	3,594	26.01	1984		86		0.00	63,600
GEN	Emergency Ge	L	1	5550.00	2012		86		0.00	4,800
PATC	Conc Pavers	L	280	15.46	1985		66		0.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,695	3,695	3,695	395.34	1,460,796
BMT	Basement Area	0	3,594	0	0.00	0
FAT	Attic, Finished	86	572	86	59.44	34,000
FOP	Open Porch	0	202	0	0.00	0
FPC	Open Porch Conc. Floor	0	58	0	0.00	0
GAR	Attached Garage	0	572	0	0.00	0
WDC	Wood Deck	0	879	0	0.00	0
Ttl Gross Liv / Lease Area		3,781	9,572	3,781		1,494,796



VISION

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