

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																							
WALTER, PETER A 138 CLIFF ROAD WELLESLEY MA 02481				1	Level	2	Public Water	1	Paved	9	Rear Location	Description RESIDENTL RES LAND		Code 1010 1010		Assessed 4,760,300 2,260,100		Assessed 4,760,300 2,248,300		801 FY2025 BARNSTABLE, MA VISION															
						4	Gas			7																									
				SUPPLEMENTAL DATA																															
Alt Prcl ID				Split Zonin				Plan Ref. 304/4																											
BID Parcel				ResExpt Q				Land Ct# 1748-H, 1748-I, 1																											
#DL 1				LOTS B4, B8 &				Life Estate																											
#DL 2				C2, C4, UN & UN				PP STATU																											
GIS ID				F_961526_2686200				Assoc Pid#																											
Total				7,020,400				7,008,600																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WALTER, PETER A LEBLANC, GORDON & JANICE ROWLAND, CAROLYN C				C193707	0	02-28-2011	U	I	1,750,000		1	A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed														
				C95566	0	03-15-1984	U	I	95,000		2025		1010	4,760,300	2024	1010	4,754,200	2023	1010	3,856,200															
				2357	0027	06-21-1976	U	0			1010		2,248,300		1010	2,248,300		1010	2,910,900																
												Total		7,008,600		Total		7,002,500		Total		6,767,100													
EXEMPTIONS						OTHER ASSESSMENTS																													
Year	Code	Description			Amount		Code	Description			Number		Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor																		
Total				0.00																															
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name			B			Tracing				Batch			APPRAISED VALUE SUMMARY																				
0119												OSTVIL																							
NOTES																																			
Total Appraised Parcel Value																		7,020,400																	
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-24-10	09-13-2024	804			500,000			0			Demo 999 sq ft to studs and re		06-28-2021	SR	01		02	Bldg Permit Completed																	
20-3128	11-16-2020	882	Det Gar - Res		300,000		06-30-2021	100	06-30-2021		Build new Pool House at locati		06-03-2020	WD			FR	Field Review																	
20-3127	11-16-2020	811	Demo - Access		7,000		06-28-2021	100	06-30-2021		Demolition of Pool House		07-13-2018	SR	02		03	Cycl Insp Comp																	
16-458	03-10-2016	809	Deck		22,000		05-29-2018	100	06-30-2018		construct a 16x22 wood deck		06-28-2018	KM	22		22	Change of Address																	
201300151	01-08-2013	FB	Finish Basemen		45,000		06-18-2013	100	06-30-2013		FIN BMT PLYRM/EXERCISE		07-12-2017	SR	02		13	CALL BACK																	
201107187	01-04-2012	HA	HVAC		15,000		06-18-2013	100	06-30-2013		SHEET METAL/HVAC WORK		07-18-2014	JR	03		16	In Office Review																	
201107186	01-04-2012	HA	HVAC		70,000		06-18-2013	100	06-30-2013		SHEETMETAL/HVAC FOR 7 B		06-25-2013	RB	03		02	Bldg Permit Completed																	
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	3	1.000	AC	176,344.00	1.00000	1.0000	5	1.00	0119	12.000	CONS RESTR D821012 1/2/		1.0000	2,116,128	2,116,100																
1	1010	Single Fam	M-0	RF-1	3	0.750	AC	14,250.00	1.00000	1.0000	0	1.00	0119	12.000			1.0008	171,000	128,300																
1	1010	Single Fam	M-0	RF-1	3	7.090	AC	2,375.00	1.00000	0.9300	0	1.00	WTLD	1.000			1.0000	2,208.75	15,700																
Total Card Land Units						8.84	AC	Parcel Total Land Area						8.84	Total Land Value						2,260,100														

[illegible]A photograph of a white house with a porch and a gravel driveway. The date 11.29.2016 is overlaid in orange text in the bottom right corner.

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					4	Gas					RESIDNTL	1010	4,760,300	4,760,300						
					6	Septic			7		RES LAND	1010	2,260,100	2,248,300						
SUPPLEMENTAL DATA																				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOTS B4, B8 & #DL 2 C2, C4, UN & UN GIS ID F_961526_2686200							Plan Ref. 304/4 Land Ct# 1748-H, 1748-I, 1 #SR Life Estate PP STATU Assoc Pid#				Total 7,020,400 7,008,600									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
												Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
												2025	1010	4,760,300	2024	1010	4,754,200	2023	1010	3,856,200
													1010	2,248,300		1010	2,248,300		1010	2,910,900
												Total 7,008,600		Total 7,002,500		Total 6,767,100				
EXEMPTIONS					OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
										APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 3,700,200 Appraised Xf (B) Value (Bldg) 232,700 Appraised Ob (B) Value (Bldg) 827,400 Appraised Land Value (Bldg) 2,260,100 Special Land Value 0 Total Appraised Parcel Value 7,020,400 Valuation Method C Total Appraised Parcel Value 7,020,400										
Total																				
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Nbhd		Nbhd Name			B			Tracing			Batch									
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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					
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			
Total Card Land Units					Parcel Total Land Area					Total Land Value										

State Use 1010
Print Date 12/19/2024 11:08:42

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												Total		7,008,600	Total	7,002,500	Total	6,767,100				
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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						
Total Card Land Units					Parcel Total Land Area					Total Land Value												

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	07	Modern/Contemp									
Model	01	Residential									
Grade:	X+	Exceptional PI									
Stories	2	2 Stories									
Exterior Wall 1	14	Wood Shingle				CONDO DATA					
Exterior Wall 2						Parcel Id		C		Owne	0.0
Roof Structure	03	Gable/Hip						B		S	
Roof Cover	10	Wood Shingle				Adjust Type	Code	Description		Factor%	
Interior Wall 1	05	Drywall				Condo Flr					
Interior Wall 2						Condo Unit					
Interior Floor 1	12	Hardwood				COST / MARKET VALUATION					
Interior Floor 2						Building Value New Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment					
Heat Fuel	03	Gas									
Heat Type	04	Hot Air									
AC Type	03	Central									
Bedrooms	07	7 Bedrooms									
Full Baths	5										
Half Baths	2										
Extra Fixtures											
Total Rooms	14										
Bath Style											
Kitchen Style											
Occupancy											
Sewer Occupan											
Accessory Apt											
Foundation Alt	01	Poured Conc.									
Rms Prts											
Bath Split	52	5 Full-2 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	
BMT1	Basement-Unfi	L	324	28.00	2011		92		0.00	12,800	
BMT1	Basement-Unfi	L	1,004	28.00	2011		92		0.00	26,400	
PATF	Flagstone Pav	L	715	30.00	2011		92		0.00	18,500	
BFD1	Bmt-Fin-Good-	L	1,004	40.00	2011		92		0.00	36,900	
WDC	Wood Decking	L	352	20.00	2016		94		0.00	6,500	
PRG1	Pergola-Avg	L	352	18.00	2016		84	X	2.32	12,300	
PRG1	Pergola-Avg	L	316	18.00	2011		74	C	1.00	4,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost		Undeprec Value		
Ttl Gross Liv / Lease Area											