

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION			
BOYLE, ANDREW 5 PATTON ROAD WELLESLEY MA 02482				1	Level	6	Septic	1	Paved			Description RESIDENTL RES LAND	Code 1010 1010	Assessed 983,600 830,200	Assessed 983,600 830,200						
						4	Gas			7											
				SUPPLEMENTAL DATA												Total				1,813,800	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 23 #DL 2 GIS ID F_963576_2688633				Plan Ref. Land Ct# 7685-F #SR Life Estate PP STATU Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRIC		VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOYLE, ANDREW BAGLEY-HEATH, IRENE E SWEET, MERRILLA A & BAGLEY, IRENE E WOOD, GARA B WOOD, CLIFTON M & GARA B				C194196	0	05-06-2011	Q	I	908,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
				C182157	0	01-18-2007	U	I	1	1A	2025	1010	983,600	2024	1010	879,900	2023	1010	789,200		
				C137507	0	06-08-1995	Q	I	125,000	U		1010	830,200		1010	830,200		1010	686,100		
				C121720	0	10-17-1990	U	I	1	A	Total		1,813,800		Total		1,710,100		Total		1,475,300
C20767				0	08-01-1957	U		0		Total		1,813,800		Total		1,710,100		Total		1,475,300	
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							
Total						0.00								Appraised Bldg. Value (Card)						887,400	
ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg)						81,200			
Nbhd		Nbhd Name				B		Tracing			Batch		Appraised Ob (B) Value (Bldg)						15,000		
0112											OSTVIL		Appraised Land Value (Bldg)						830,200		
NOTES																		Special Land Value		0	
																		Total Appraised Parcel Value		1,813,800	
																		Valuation Method		C	
																		Total Appraised Parcel Value		1,813,800	
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				
19-2578	08-23-2019	809	Deck	12,000	02-25-2020	100	06-30-2020	EXPAND EXISTING DECK W/				06-03-2020	WD			FR	Field Review				
201102882	06-07-2011	RE	Remodel	15,000	10-04-2011	100	06-30-2012	REMOD KIT-ENCLOSE 38SF				04-29-2020	SR	02		02	Bldg Permit Completed				
200702397	04-27-2007	RE	Remodel	20,000	11-02-2007	100	09-30-2007	BED&BATH/GAR				03-28-2017	KM	02		03	Cycl Insp Comp				
20065296	12-18-2006	DW	Dwelling	325,000	06-30-2007	100	06-30-2007					02-23-2015	AL	22		22	Change of Address				
20065295	12-18-2006	DE	Demolish		06-30-2007	100	06-30-2007					02-14-2012	NF	02		20	Sale Review				
88819	11-28-2005	OB	Out Building		08-20-2007	100	06-30-2007					02-03-2012	JR	03		20	Sale Review				
18258	10-01-1996	AD	Addition	7,000	07-09-1997	100	01-01-1997	2nd floor				11-16-2011	RB	03		16	In Office 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	3	0.310	AC	176,344.00	2.76107	1.0000	5	1.00	0112	5.500			1.0000	2,677,942	830,200			
Total Card Land Units					0.31	AC	Parcel Total Land Area					0.31	Total Land Value					830,200			

Property Location 40 BARNARD ROAD
Vision ID 8624 Account # 73486

Map ID 139/ 032/ / /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 12/19/2024 11:16:24

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	1.75	1 3/4 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					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	05	5 Bedrooms			
Full Baths	4				
Half Baths	0				
Extra Fixtures					
Total Rooms	8	8 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	40	4 Full-0 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
FPL2	Fireplace 1.5 s	B	1	6000.00	2011		91		0.00	5,500
WDC	Wood Deck w/	L	240	18.00	2009		80		0.00	3,800
FOP	Open Porch-ro	B	238	55.00	2011		91		0.00	9,100
GAR	Attached Gara	B	624	40.00	2011		91		0.00	19,700
BMT	Basement-Unfi	B	1,307	26.01	2011		91		0.00	29,100
BFA1	Bsmt Fin-Goo	B	600	32.56	2011		91		0.00	17,800
WDC	Wood Decking	L	118	20.00	2019		100		0.00	3,800
PRG1	Pergola-Avg	L	240	18.00	2019		100	C	1.00	4,300
FPIT	Fire Pit	L	1	3010.00	2019		95	C+	1.10	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,355	1,355	1,355	387.92	525,625
BMT	Basement Area	0	1,307	0	0.00	0
FAT	Attic, Finished	20	133	20	58.33	7,758
FHS	Half Story	100	200	100	193.96	38,792
FOP	Open Porch	0	238	0	0.00	0
GAR	Attached Garage	0	624	0	0.00	0
PRG	Pergola	0	240	0	0.00	0
TQS	Three Quarter Story	1,039	1,598	1,039	252.22	403,044
WDC	Wood Deck	0	358	0	0.00	0
Ttl Gross Liv / Lease Area		2,514	6,053	2,514		975,219

