

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						801 FY2025 BARNSTABLE, MA VISION					
DURAND, MICHAEL D 19 RIVER GLEN ROAD WELLESLEY MA 02481				1	Level	2	Public Water	1	Paved			Description RESIDNTL RES LAND	Code 1010 1010	Assessed		Assessed							
						4	Gas							741,500	741,500								
						6	Septic			7				1,486,300	1,486,300								
SUPPLEMENTAL DATA												Total		2,227,800		2,227,800							
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 5 #DL 2 GIS ID F_963537_2690126				Plan Ref. 294/75 Land Ct# 15870-B #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)										
DURAND, MICHAEL D YORK TERRACE REALTY LLC KAVANAGH, ROBERT J ET AL KAVANAGH, ROBERT J JR ET AL KAVANAGH, ROBERT JR ET AL TRS				C202279	0	12-16-2013	Q	I	955,000	00	Year 2025	Code 1010 1010	Assessed 741,500 1,486,300	Year 2024	Code 1010 1010	Assessed V 694,400 1,486,300	Year 2023	Code 1010 1010	Assessed 617,500 1,170,100				
				C181979	0	12-28-2006	U	I	1	1A													
				C181978	0	12-28-2006	U	I	196,875	1A													
				C181977	0	12-28-2006	U	I	1	1A													
				C181976	0	12-28-2006	U	I	1	1A													
Total												2,227,800		Total		2,180,700		Total		1,787,600			
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) 654,900 Appraised Xf (B) Value (Bldg) 81,200 Appraised Ob (B) Value (Bldg) 5,400 Appraised Land Value (Bldg) 1,486,300 Special Land Value 0 Total Appraised Parcel Value 2,227,800 Valuation Method C											
Total					0.00																		
ASSESSING NEIGHBORHOOD												Total Appraised Parcel Value 2,227,800											
Nbhd		Nbhd Name			B		Tracing			Batch													
0117										OSTVIL													
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						
201309021	12-09-2013	SF	Restore to SF	1,500	06-30-2014	100	06-03-2014	RESTORE TO 1 FAM-REMOV				02-01-2021	CK	22		22	Change of Address						
75622	03-26-2004	RE	Remodel	9,000	11-10-2004	100	01-01-2005	OS ALTER.				06-02-2020	WD			FR	Field Review						
B36566	03-01-1994	AD	Addition	2,500	01-15-1995	100	06-30-1995					01-04-2018	KM	02		03	Cycl Insp Comp						
												11-12-2015	AL	22		22	Change of Address						
												08-19-2015	TR	22		22	Change of Address						
												07-20-2015	TP	03		16	In Office Review						
												09-26-2014	JR	03		20	Sale 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	RC	3	0.380	AC	176,344.00	2.28665	1.0000	5	1.00	0117	9.700				1.0000	3,911,398	1,486,300				
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value					1,486,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	02	Oil			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	3				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Sewer Occupan					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	31	3 Full-1 Half			

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

COST / MARKET VALUATION	
Building Value New	808,525
Year Built	1978
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	654,900
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	1997		81		0.00	4,900
FPO	Ext FP Openin	B	1	2000.00	1997		81		0.00	1,600
BGR2	2 Stall Bmt Ga	B	1	3244.00	1997		81		0.00	2,600
BFA1	Bsmt Fin-Goo	B	1,200	32.56	1997		81		0.00	31,600
WDC	Wood Decking	L	288	20.00	1997		56		0.00	3,300
PAT1	Patio- Average	L	480	5.89	1997		78		0.00	2,100
FOPC	Open Prch-roo	B	40	55.00	1997		81		0.00	2,000
BMT	Basement-Unfi	B	2,160	26.01	1997		81		0.00	38,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,160	2,160	2,160	275.76	595,639
BMT	Basement Area	0	2,160	0	0.00	0
FAT	Attic, Finished	86	576	86	41.17	23,715
FOP	Open Porch	0	40	0	0.00	0
PTO	Patio	0	480	0	0.00	0
TQS	Three Quarter Story	624	960	624	179.24	172,074
UAT	Attic, Unfinished	0	624	62	27.40	17,097
WDK	Wood Deck	0	288	0	0.00	0
Ttl Gross Liv / Lease Area		2,870	7,288	2,932		808,525

