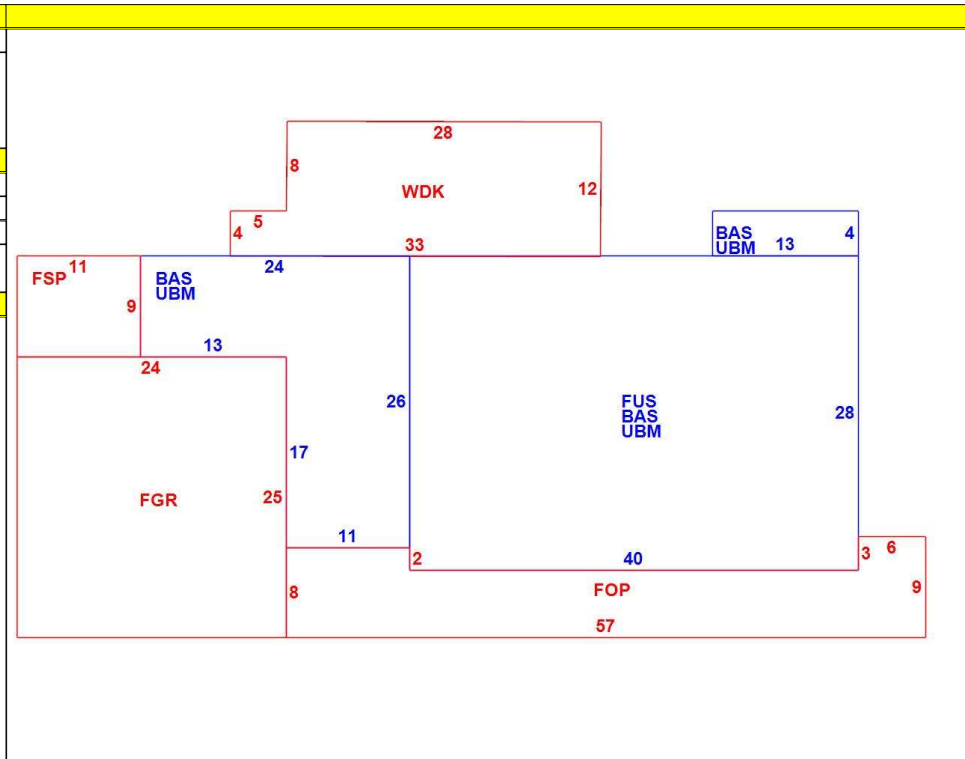


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
O'DONNELL DANIEL O'DONNELL KRISTIN 2 OLD TOWN RD WELLESLEY MA 02481 Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281623_791207						Description	Code	Appraised	Assessed								
						RESIDENTL	1010	927,500	927,500								
						RES LND	1010	1,141,800	1,141,800								
SUPPLEMENTAL DATA						Total		2,069,300	2,069,300								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
O'DONNELL DANIEL			81 137	08-26-2020	Q	I	1,760,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WALLER SANDRA E--TRS			80 287	01-31-2020	U	I	100	1A	2023	1010	927,500	2022	1010	859,700	2021	1010	736,600
WALLER SANDRA E			0058 0269	04-18-2001	U	V	1	1A		1010	1,141,800		1010	1,135,900		1010	995,900
WALLER JOHN W & SANDRA E			0051 0183	12-04-1996	U	V	1	1									
WALLER JOHN W & SANDRA			0642 0327	10-17-1994	U	V	1	1									
						Total		2,069,300	Total		1,995,600	Total		1,732,500			
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		Appraised Bldg. Value (Card)				842,400				
0050									Appraised Xf (B) Value (Bldg)				3,400				
									Appraised Ob (B) Value (Bldg)				81,700				
									Appraised Land Value (Bldg)				1,141,800				
									Special Land Value				0				
									Total Appraised Parcel Value				2,069,300				
									Valuation Method				C				
									Total Appraised Parcel Value				2,069,300				
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			
2022-262	11-19-2021	RA	Res Add/Alter	2,400,000				ADD/RENO SFR	05-23-2022	LS			11	Field Review			
2022-247	11-08-2021	RA	Res Add/Alter	10,000				DEMO INTERIOR	03-08-2022	EH			01	Cyclical Reinspection			
397-2021	06-24-2021	CO	CO ISSUED						07-02-2020	EP			01	Cyclical Reinspection			
231-2021	06-24-2021	CO	CO ISSUED						05-23-2017	PH			11	Field Review			
2021-397	12-16-2020	RN	Res New Cons	350,000				BLD POOL HOUSE	06-19-2014	SER			11	Field Review			
2021-325	11-27-2020	RN		140,000		0		BLD 60X120 TENNIS CRT	11-16-2011	DM			11	Field Review			
2021-231	11-02-2020	RN		150,000		0		INSTALL 20'X45' INGROUND	01-28-2003	WP			11	Field Review			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value
1	1010	SINGL FAM M-0	R60		65,340 SF	6.23	1.00000	5	1.00	0060	2.750					17.13	1,119,400
1	1010	SINGL FAM M-0	R60		0.240 AC	34,000.00	1.00000	0	1.00	0060	2.750					93,500	22,400
1	1010	SINGL FAM M-0					1.00000	5	1.00	0060	2.750						0
Total Card Land Units					1.74	AC	Parcel Total Land Area					1.74	Total Land Value			1,141,800	

VISION

1302
 EDGARTOWN, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	2	2 Stories			
Occupancy			CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id	C	Owne
Exterior Wall 2				B	S
Roof Structure:	03	Gable/Hip	Adjust Type	Code	Description
Roof Cover	03	Asph/F GlS/Cmp	Condo Flr		Factor%
Interior Wall 1	05	Drywall/Sheet	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	14	Carpet	Building Value New		1,036,384
Interior Flr 2			Year Built		2001
Heat Fuel	03	Gas	Effective Year Built		2016
Heat Type:	05	Hot Water	Depreciation Code		G
AC Type:	01	None	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		
Total Bthrms:	3		Depreciation %	5	
Total Half Baths	1		Functional Obsol	0	
Total Xtra Fixtrs			External Obsol	0	
Bath Style:			Trend Factor	1	
Kitchen Style:			Condition	UC	
			Condition %	70	
			Percent Good	70	
			Cns Sect Rcnld		725,500
			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
FPL1	FPL MSNRY 1	B	1	3000.00	2011		70		0.00	2,100
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

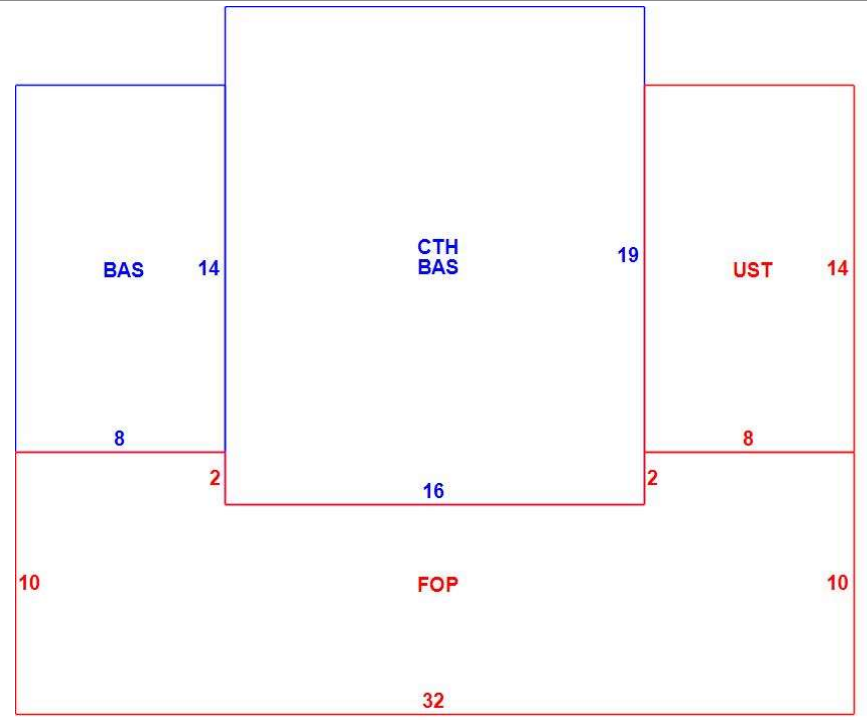
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,575	1,575	1,575	301.56	474,957
FGR	Garage	0	600	240	120.62	72,374
FOP	Porch, Open, Finished	0	382	76	60.00	22,919
FSP	Porch, Screen, Finished	0	99	25	76.15	7,539
FUS	Upper Story, Finished	1,120	1,120	1,120	301.56	337,747
UBM	Basement, Unfinished	0	1,575	315	60.31	94,991
WDK	Deck, Wood	0	356	36	30.49	10,856
Ttl Gross Liv / Lease Area		2,695	5,707	3,387		1,021,383



CURRENT OWNER					TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
ODONNELL DANIEL ODONNELL KRISTIN 2 OLD TOWN RD									Description	Code	Appraised	Assessed								
									RESIDENTL	1010	927,500	927,500								
WELLESLEY MA 02481									RES LND	1010	1,141,800	1,141,800								
					SUPPLEMENTAL DATA															
Alt Prcl ID					Restriction				<div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>											
PLN#/Rec					Hist District															
Lot#					Other Note															
Plan Notes					UC-Misc 1															
Plan Notes					UC-Misc 2															
GIS ID M_281623_791207					Assoc Pid#				Total		2,069,300	2,069,300								
RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ODONNELL DANIEL					81	137	08-26-2020	Q	I	1,760,000	00	Year	Code	Assessed	Year	Code	Assessed			
WALLER SANDRA E--TRS					80	287	01-31-2020	U	I	100	1A	2023	1010	927,500	2022	1010	859,700			
WALLER SANDRA E					0058	0269	04-18-2001	U	V	1	1A		1010	1,141,800		1010	1,135,900			
WALLER JOHN W & SANDRA E					0051	0183	12-04-1996	U	V	1	1									
WALLER JOHN W & SANDRA					0642	0327	10-17-1994	U	V	1										
												Total		2,069,300	Total		1,995,600	Total		1,732,500
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)					842,400				
											Appraised Xf (B) Value (Bldg)					3,400				
											Appraised Ob (B) Value (Bldg)					81,700				
											Appraised Land Value (Bldg)					1,141,800				
											Special Land Value					0				
											Total Appraised Parcel Value					2,069,300				
											Valuation Method					C				
											Total Appraised Parcel Value					2,069,300				
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				
											04-26-2021	EP			00	Measur+Listed				
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value			
2	1010	SINGL FAM M-0			SF		0.00000		1.00		1.000						0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.74	Total Land Value					0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	1				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	11	Ceram Clay Til			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	00				
Total Bthrms:					
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New	467,608		
Year Built	2020		
Effective Year Built	2021		
Depreciation Code	A		
Remodel Rating			
Year Remodeled	0		
Depreciation %			
Functional Obsol			
External Obsol			
Trend Factor	1		
Condition	UC		
Condition %	25		
Percent Good	25		
Cns Sect Rcnd	116,900		
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
SPL3	INGR GUNITE	L	900	100.00	2020		60		0.00	54,000
TEN	TENNIS COU	L	7,200	5.00	2020		75		0.00	27,000
FPL1	FPL MSNRY 1	B	1	3000.00	2020		25		0.00	800
FPL5	GAS VENTED	B	1	2000.00	2020		25		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	416	416	416	860.36	357,909
CTH	Cath Cing	0	304	15	42.45	12,905
FOP	Porch, Open, Finished	0	288	58	173.27	49,901
UST	Utility, Storage, Unfinished	0	112	50	384.09	43,018
Ttl Gross Liv / Lease Area		416	1,120	539		463,733

