

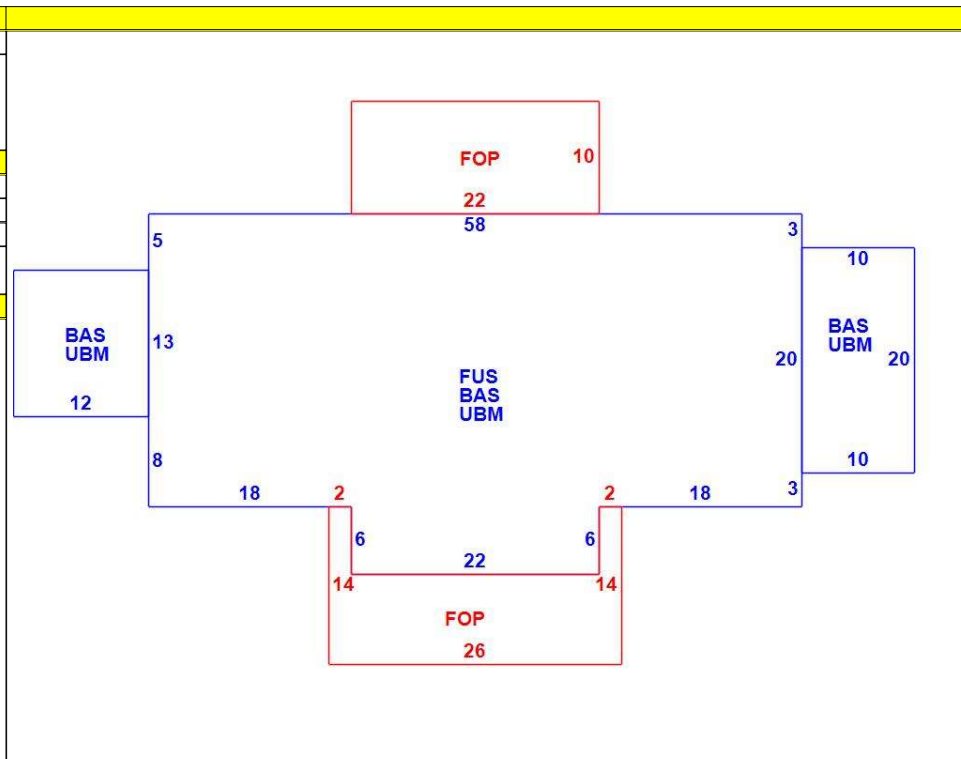
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
DUBIN RICHARD S--TRS						Description	Code	Appraised	Assessed							
53 TANGLEWOOD RD						RESIDENTL	1010	850,700	850,700							
WELLESLEY MA 02481						RES LND	1010	323,800	323,800							
SUPPLEMENTAL DATA																
Alt Prcl ID		Restriction														
PLN#/Rec 17/166 6/10/15		Hist Distrct														
Lot# 1A		Other Note														
Plan Notes		UC-Misc 1														
Plan Notes		UC-Misc 2														
Plan Notes PRIOR CF774 2002		Assoc Pid#														
GIS ID M_279379_793305					Total		1,174,500	1,174,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLORES ROBERT T		1661 0204	08-10-2023	Q	I	3,300,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
DUBIN RICHARD S--TRS		1634 0158	08-19-2022	U	V	1	1A	2023	1300	355,100	2022	1300	307,100	2021	1300	307,600
ASRA PROPERTIES LLC		1577 684	05-07-2021	U	V	525,000	1P									
OWEN NORTON LLC		1337 0339	12-12-2013	U	V	1	1A									
PETERS ERIC L		1188 0324	07-30-2009	U	V	1	1F									
								Total	355,100	Total	307,100	Total	307,600	Total	307,600	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B	Tracing		Batch										
0045																
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		
2024-372	11-20-2023	RN	Res New Cons			0		BUILD FGR	03-31-2023	EH			00	Measur+Listed		
2023-386	01-17-2023	RN	Res New Cons			0		BUILD SPL	05-19-2022	LS			11	Field Review		
2022-616	04-11-2022	RN	Res New Cons	1,200,000		0		BUILD SFR	05-16-2022	SF			11	Field Review		
									03-04-2022	EH			01	Cyclical Reinspection		
									05-15-2017	DM			11	Field Review		
									11-10-2011	DM			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	R20		21,780 SF	14.57	1.00000	2	1.00	0045	1.000				14.57	317,300
1	1010	SINGL FAM M-0	R20		0.190 AC	34,000.00	1.00000	0	1.00	0045	1.000				34,000	6,500
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value			323,800	

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
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/Sheet			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	4				
Total Rooms:					
Bath Style:					
Kitchen Style:					

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

COST / MARKET VALUATION	
Building Value New	2,126,737
Year Built	2022
Effective Year Built	2022
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	40
Percent Good	40
Cns Sect Rcnd	850,700
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,996	1,996	1,996	510.24	1,018,447	
FOP	Porch, Open, Finished	0	452	90	101.60	45,922	
FUS	Upper Story, Finished	1,640	1,640	1,640	510.24	836,800	
UBM	Basement, Unfinished	0	1,996	399	102.00	203,587	
Ttl Gross Liv / Lease Area		3,636	6,084	4,125	2,104,756		

