Property Location 10 CHERRY BROOK RD | Map ID 7/ 5/ / / | Bldg Name | State Use 1010
Vision ID 275 | Account # 275 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 08-27-2026 1:06:58 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MCKELVY, MICHAEL E				
MCKELVY, WENDY S				
10 CHERRY BROOK RD				
WESTON MA 02493				

SUPPLEMENTAL DATA

Alt Prcl ID

GIS ID F_707974_2966704 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1010	10,168,700	10,168,700
RES LAND	1010	1,799,400	1,799,400
RESIDNTL	1010	168,200	168,200
	Total	12,136,300	12,136,300

251

WESTON, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MCKELVY, MICHAEL E	64054	0585	08-08-2014	U	I	1,850,000	1
NATHANSON, ALVIN S, TRUSTEE	33950	0504	10-31-2001	Q	I	5,300,000	00
HORNBUCKLE, MICHAEL TR.	29808	0393	02-17-1999			2,400,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1010	9,156,100	2025	1010	9,257,800	2024	1010	8,936,200
	1010	2,589,300		1010	2,353,900		1010	2,353,900
	1010	168,200		1010	168,200		1010	168,200
	Total	11,913,600		Total	11,779,900		Total	11,458,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
13				

NOTES

FY03 FBM GONE
FY17 BP COMPLETE
CF2 TOPO & WET
HOUSE GUTTED UC28% FY 04
HOUSE DEMOED FY 2005
TENNIS IN AVERAGE/FAIR COND
FY16 BP UC 25%

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	10,116,000
Appraised Xf (B) Value (Bldg)	52,700
Appraised Ob (B) Value (Bldg)	168,200
Appraised Land Value (Bldg)	1,799,400
Special Land Value	0
Total Appraised Parcel Value	12,136,300
Valuation Method	C
Total Appraised Parcel Value	12,136,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2015-0210	05-28-2015	PT	Pool/Tennis	65,000		0		POOL W/ RAISED SPA
2014-0543	12-23-2014	NC	New Construct	4,159,123		0		NEW HOME
16327	06-23-2003	DE	Demolish	20,000		100	08-15-2003	DEMOLISH STRUCTURE
15672	12-27-2001	RE	Remodel/Alter	22,000		100		DEMO EXISTING BSMT PAR
14101	07-29-1999	RE	Remodel					RM KITCHEN
14008	06-01-1999	RE	Remodel					RM MSTR BTH
219	08-05-1994	PL	Plumbing					HOT WATER TANK

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-26-2024	DV			00	Measur+Listed
07-08-2016	JL			00	Measur+Listed
06-29-2015	MG			05	Measur/New UC Under C
04-14-2014	EJ			15	Quality Inspec
08-15-2003	GS			01	Measured
07-01-2003	GS			05	Measur/New UC Under C
02-26-2002	JB			01	Measured

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	SINGLE FAM M	A		60,000	SF	15.88	1.00000	9	1.00	13	1.770		1.0000	28.11	1,686,600
1	1010	SINGLE FAM M	A		5.920	AC	95,300.00	2.00000	1	0.10		1.000		1.0000	19,060	112,800
		Total Card Land Units			7.30	AC	Parcel Total Land Area			7.30					Total Land Value	1,799,400

Property Location 10 CHERRY BROOK RD | Map ID 7/ 5/ / / | Bldg Name | State Use 1010
Vision ID 275 | Account # 275 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 08-27-2026 1:06:58 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	20	
Stories:	2	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	21	Stone
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asphalt
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	06	6 Bedrooms
Total Bthrms:	7	
Total Half Baths	2	
Total Xtra Fixtrs	10	
Total Rooms:	16	16 Rooms
Bath Style:	04	Modern
Kitchen Style:	04	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

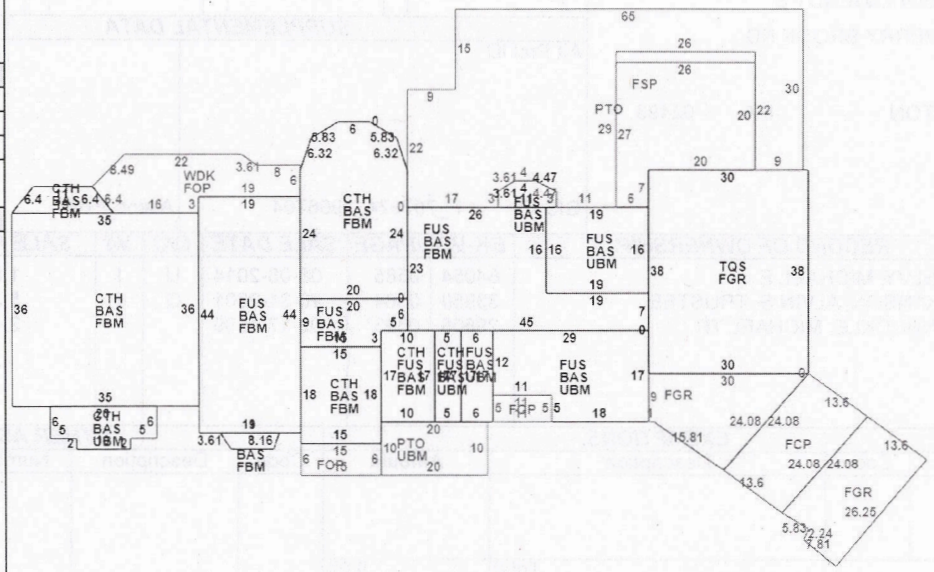
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	11,366,316
Year Built	2014
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	10,116,000
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
TEN1	TENNIS COU	L	1	70000.00	1986		75		0.00	52,500
FPL3	2 STORY CHI	B	1	8200.00	2015		89		0.00	7,300
FPL4	FIREPLACE-G	B	6	5000.00	2015		89		0.00	26,700
SNA1	SAUNA-RES	B		10400.00	2015		89		0.00	0
SPL3	GUNITE	L	882	120.00	2016		100		0.00	105,800
FOP	OPEN PORC	L	247	40.00	2016		100		0.00	9,900
FPO	FIREPLACE O	B	7	3000.00	2015		89		0.00	18,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,274	5,274	5,274	746.15	3,935,194
CTH	Cathedral Ceiling	0	2,621	1,048	298.35	781,965
FBM	Basement, Finished	0	4,157	2,494	447.65	1,860,898
FCP	Carport	0	326	65	148.77	48,500
FGR	Garage	0	1,816	908	373.07	677,504
FOP	Porch, Open	0	470	188	298.46	140,276
FSP	Porch, Screen	0	562	253	335.90	188,776
FUS	Upper Story, Finished	2,879	2,879	2,879	746.15	2,148,165
PTO	Patio	0	1,938	581	223.69	433,513
	Ttl Gross Liv / Lease Area	9,008	22,825	15,170		11,319,093

Property Location 10 CHERRY BROOK RD | Map ID 7/ 5/ / / | Bldg Name | State Use 1010
Vision ID 275 | Account # 275 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 08-27-2026 1:06:59 P

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MCKELVY, WENDY S				
10 CHERRY BROOK RD				
WESTON MA 02493				

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WESTON, MA

VISION

RECORD OF OWNERSHIP

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	1010	2,589,300		1010	2,353,900		1010	2,353,900
	1010	168,200		1010	168,200		1010	168,200
	Total	11,913,600		Total	11,779,900		Total	11,458,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
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NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

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
Total Card Land Units							Parcel Total Land Area				Total Land Value						

Property Location 10 CHERRY BROOK RD | Map ID 7/ 5/ / / | Bldg Name | State Use 1010
Vision ID 275 | Account # 275 | Bldg # 1 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 08-27-2026 1:06:59 P

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Total Xtra Fixtrs	10	
Total Rooms:	16	16 Rooms
Bath Style:	04	Modern
Kitchen Style:	04	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

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	

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	Gross Area	Eff Area	Unit Cost	Undeprec Value
UBM	Basement, Unfinished	0	1,317	527	298.57	393,221
WDK	Deck, Wood	0	325	98	224.99	73,123
	Ttl Gross Liv / Lease Area					