

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANDRADE, MONICA & SIMAO, MARIA						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
22 TOWNHOUSE COURT #22					4 Hyannis CU	RESIDNTL	1020	363,300	363,300	
HYANNIS MA 02601		SUPPLEMENTAL DATA								
		Alt Prcl ID	Split Zonin RB;HB		Plan Ref. 253/83, 248/67					
		BID Parcel	ResExpt Q YES:		Land Ct#					
		#DL 1	UNIT 22		#SR					
		#DL 2	BLDG 2		Life Estate					
		GIS ID	F_982380_2698842		PP STATU					
					Assoc Pid#					
						Total		363,300	363,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ANDRADE, MONICA & SIMAO, MARIANNA		28669	0028	02-06-2015	Q	I	140,000	00	Year	Code	Assessed	Year	Code	Assessed
KYLONEN, MIRIAM G		4154	0183	06-15-1984	Q	I	54,000	U	2025	1020	363,300	2024	1020	339,900
LUCEY, DANIEL J & MARY E		4154	0181	06-15-1984	U	I	0	A				2023	1020	241,300
LUCEY, DANIEL J & MARY E		4154	0180	06-15-1984	U	I	0	A						
LUCEY, DANIEL J & MARY E		2115	0092	11-15-1974	U		0							
						Total		363,300	Total		339,900	Total		241,300

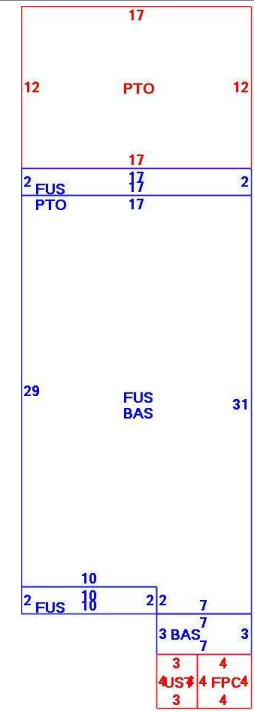
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2017	5C	RESIDENTIAL EXEMPTION	0.00													
			Total				0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)	360,700
0001						HYAN		Appraised Xf (B) Value (Bldg)	1,400
								Appraised Ob (B) Value (Bldg)	1,200
								Appraised Land Value (Bldg)	0
								Special Land Value	0
								Total Appraised Parcel Value	363,300
								Valuation Method	C
								Total Appraised Parcel Value	363,300

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
201204506	07-26-2012	NW	New Windows	16,837	06-30-2013	100	06-30-2013	REPLC 5 WINDS .017 U VAL	04-30-2020	WD			FR	Field Review
									12-31-2018	SR	02		03	Cycl Insp Comp
									07-28-2016	GC	03		16	In Office Review
									07-14-2015	TP	03		16	In Office Review
									07-30-2013	TP	03		16	In Office Review
									11-15-1987	ME	02		01	Meas/Est

LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value			
1	102U	Condominium M	SPLI	4	Hyannis	0 SF	0.00	1.00000	5	1.00	0001	1.000		0.0000	0	0			
						Total Card Land Units	0 SF	Parcel Total Land Area						0.00				Total Land Value	0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium			
Model	05	Res Condo			
Grade	C	Average			
Stories	2	2 Stories			
Occupancy	0				
Interior Wall 1	05	Drywall			
Interior Wall 2	02	Wall Brd/Wood			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Elec Baseboard			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	1	1 Full			
Half Baths	1				
Extra Fixtures					
Total Rooms	4	4 Rooms			
Bath Style					
Kitchen Style					
Master Deed L	1098				
Bath Split	11	1 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					
CONDO DATA					
Parcel Id	104259	C 0430	Owne	1.7	
	PINEBROOK	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
COST / MARKET VALUATION					
Building Value New			439,860		
Year Built			1972		
Effective Year Built			2001		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			18		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			82		
Cns Sect Rcnd			360,700		
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
FOPC	Open Prch-roo	B	16	55.00	1998		82		0.00	1,100
UST	Utility Storage-	B	12	17.11	1998		82		0.00	300
PAT1	Patio- Average	L	238	5.89	1998		79		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	528	528	528	403.91	213,265	
FPC	Open Porch Conc. Floor	0	16	0	0.00	0	
FUS	Upper Story	561	561	561	403.91	226,595	
PTO	Patio	0	238	0	0.00	0	
UST	Utility Enclosure	0	12	0	0.00	0	
Ttl Gross Liv / Lease Area		1,089	1,355	1,089		439,860	

