

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CHARLTON, DONALD F						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
24 TOWNHOUSE COURT					4 Hyannis CU	RESIDNTL	1020	363,300	363,300	
HYANNIS MA 02601										
SUPPLEMENTAL DATA										
Alt Prcl ID		Split Zonin RB;HB		Plan Ref. 253/81, 248/67						
BID Parcel		ResExpt Q YES:		Land Ct#						
#DL 1		UNIT 24		#SR						
#DL 2		BLDG 2		Life Estate						
GIS ID		F_982380_2698842		PP STATU						
				Assoc Pid#						
							Total	363,300	363,300	

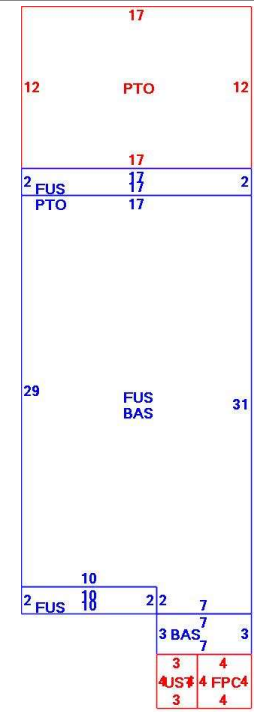
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CHARLTON, DONALD F		7335	0307	10-15-1990	Q	I	85,000	U	Year	Code	Assessed	Year	Code	Assessed	
TORELLA, ERNEST R		1651	0212	05-15-1972	U		0		2025	1020	363,300	2024	1020	339,900	
									2023	1020	241,300				
							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								
2023	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
										09-30-2022	JO			16	In Office Review
										04-30-2020	WD			FR	Field Review
										12-31-2018	SR	02		03	Cycl Insp Comp
										07-14-2015	TP	03		16	In Office Review
										07-30-2013	TP	03		16	In Office Review

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					
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					
<b>CONDO DATA</b>					
Parcel Id	104259	C 0430	Ownr	1.7	
	PINEBROOK	B 1	S 1		
Adjust Type	Code	Description	Factor%		
Condo Flr			100		
Condo Unit	MKT0	MKT0	100		
<b>COST / MARKET VALUATION</b>					
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	

