

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FERNALD, SUSAN L & JOYCE, RUSS						Description	Code	Assessed	Assessed	801 FY2025 BARNSTABLE, MA
78 TOWNHOUSE TERRACE					4 Hyannis CU	RESIDNTL	1020	363,300	363,300	
UNIT 78, BLDG 3A										
HYANNIS MA 02601										VISION
Alt Prcl ID					Plan Ref. 253/81, 248/67					
Split Zonin RB;HB					Land Ct#					
BID Parcel					#SR					
ResExpt Q YES:					Life Estate					
#DL 1 UNIT 78					PP STATU					
#DL 2 BLDG 3A										
GIS ID F_982380_2698842					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)								
FERNALD, SUSAN L & JOYCE, RUSSELL J	30283	0339	02-06-2017	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
FERNALD, SUSAN L	20214	0335	08-31-2005	Q	I	250,000	00	2025	1020	363,300	2024	1020	339,900			
ADAMS, SCOTT M & BRIDGET GRACA	15753	0270	10-17-2002	Q	I	184,000	00				2023	1020	241,300			
HUBBARD, JULIE A	12516	0270	09-01-1999	Q	I	91,000	00									
MANSFIELD, CHRISTINA H	10101	0279	03-15-1996	Q	I	57,000	00									
								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			
0001				HYAN	Appraised Bldg. Value (Card)	360,700	
					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	

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpost/Result
										10-11-2022	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
										09-30-2005	GB			03	Cycl Insp Comp
										11-15-1987	ME	02		01	Meas/Est

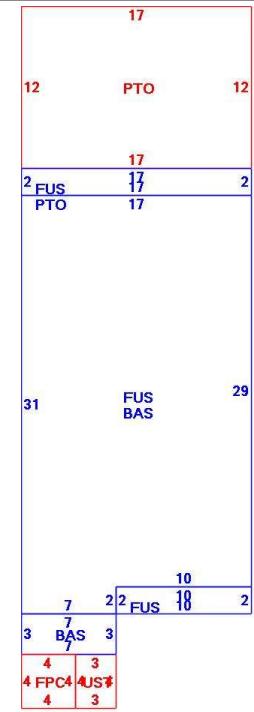
BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result

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	1080				
Bath Split	11	1 Full-1 Half			
Foundation	01	Poured Conc.			
AC Type Alt					
Sewer Occupan					

CONDO DATA			
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

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 Rcnld	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	

