Key: 12160 **Town of Provincetown - Fiscal Year 2026** 9/18/2025 7:56 pm SEQ #: 679

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FADOR KRISTOPHER ET UX **JENNIFER BEIGHTLEY** **1920 PLAZA END TRACE** **CHARLOTTE, NC 28205**	**7-4-74-2-00C**	**18-UC WINSLOW ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FADOR KRISTOPHER ET UX	06/02/2023	QS	1,950,000	35820-227
100 BAYBERRY LLC	01/21/2022	CC		34846-44
100 BAYBERRY LLC	01/18/2022	F	10	34836-281

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-BP-615	08/27/2024	77	SOLAR PANELS	24,562	11/05/2024	NL	100	100
		43	INSP SALES Q		08/09/2023	CB	100	100
		70	RESIDENT		06/12/2023	CAM	0	0
21-BP-416		11	CO		03/22/2023		0	0
21-BP-416		11	CO		01/20/2023		0	0

LAND

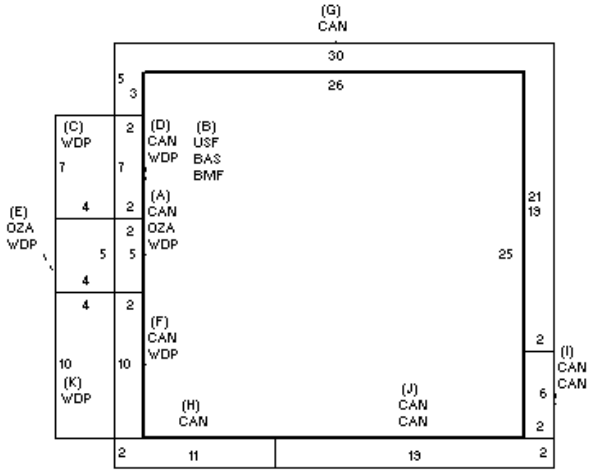
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Use	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	12,400 SF	ZONING	R3	FRNT	112

Nbhd
Infl1
Infl2

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	2,070,200	1,935,900
DETACHED	0	0
OTHER	0	0
TOTAL	**2,070,200**	**1,935,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/12/2024



BLDG COMMENTS
1 GAS FIREPLACE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		CONDO
STYLE	1	1.00	CONDO [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2023	CB
LIST	1/10/2023	EXT
REVIEW	11/7/2024	CB

YEAR BLT	2021	SIZE ADJ	1.000
NET AREA	1,300	DETAIL ADJ	5.278
$NLA(RCN)	$1,609	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
FULL BATHS	2	$6,750
HALF BATHS	1	$4,550
TOT FIXTURES	10	1.00
# OF UNITS	1	1.00
KITCHENS	1	1.00
AFFORD.HSG UN	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	551	MONUMENT HILL	2.70
CONDO STYLE	9	TH-END	1.15
EXT. COVER	10	VERT BOARD	1.00
NBHD	14	NORTH CENTRAL	1.70
VIEW\LOC	1	NONE	1.00
NET ADJ(MKT)	100	100	1.00
HEATING/COOL	8	HEAT PUMP	1.00
FUEL SOURCE	3	ELECTRIC	1.00
BEACH RIGHTS	1	NO	0.00
FIREPLACE	1	1 FPL	$1,800
BASEMENT	4	FULL	1.00
SEPTIC FIELD	2	TITLE V	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDP	N	PLATFORM WD DEC	132		11.00	1,452
+	OZA	N	OPEN BRZWAY	30		30.90	927
B	BMF	N	BSMT FIN-SEP	650		54.01	35,109
B	BAS	L	BAS CONDO AREA	650	2021	1,564.16	1,016,707
B	USF	L	UP-STRY FIN	650	2021	1,564.16	1,016,707
+	CAN	N	CANOPY	270		26.50	7,155

TOTAL RCN	2,091,157

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2021 / 3
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	$2,070,200