

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FENTON, DAVID J JR TR NEW ENGLAND NOMINEE TRUST 40 LONE ST MARSHFIELD MA 02050						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						INDUSTR.	4310	314,000	314,000	
						IND LAND	4310	432,000	432,000	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 3A #DL 2 GIS ID F_956790_2702836						Plan Ref. 581/27 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
						Total 746,000 746,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FENTON, DAVID J JR TR HARGREAVES, LARRY TR		18120 16702	0045 0115	01-13-2004 04-07-2003	U Q	V V	100 265,000	1F 00	Year	Code	Assessed	Year	Code	Assessed
									2023	4310 4310	314,000 432,000	2022	4310 4310	310,200 346,300
									Total		746,000	Total		656,500
									Total		746,000	Total		656,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			MARSTM

NOTES	
CELL TOWER + UTILITY BLDG 1 ARRAY	

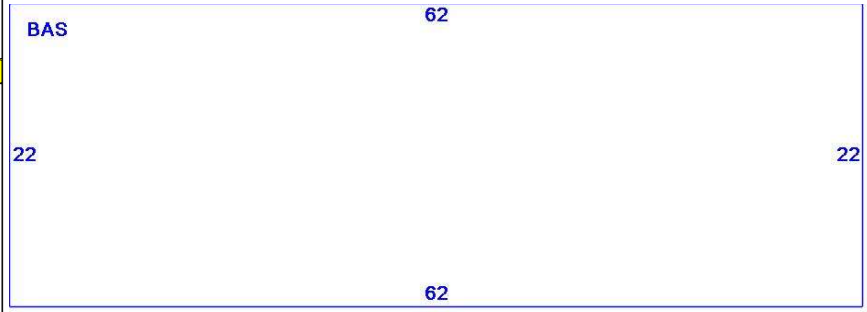
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-23-19	09-21-2023	803	Addn Alt-Comm	30,000		100		Dish Wireless to install panel a	05-05-2020	GM	04		FR	Field Review
BLDC-22-22	12-05-2022	803	Addn Alt-Comm	30,000	06-30-2023	0	06-30-2023	Proposed Dish Wireless anten	08-30-2018	SR	02		02	Bldg Permit Completed
BLDC-22-57	05-11-2022	803	Addn Alt-Comm	170,000	06-30-2022	100	06-30-2022	A and T Modifications include r	08-30-2018	SR	02		03	Cycl Insp Comp
BLDC-21-13	07-19-2021	803	Addn Alt-Comm	49,000	06-30-2022	100	06-30-2022	Changing antenna from 12 to	05-20-2013	JR	03		16	In Office Review
BLDC-21-2	01-07-2021	803	Addn Alt-Comm	40,000	06-30-2021	100	06-30-2021	T-Mobile to replace nine anten						
19-2618	09-18-2019	803	Addn Alt-Comm	20,000	06-30-2020	100	06-30-2020	PROJECT CONSISTS OF RE						
18-3730	01-23-2019	803	Addn Alt-Comm	25,000	06-30-2020	100	06-30-2020	AT&T proposes the addition of						

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	4310	TEL REL TW M9	RF	3		1.000	AC 330,000.00	1.00000	I	1.00	CI07	0.900		0	297,000	297,000
1	4310	TEL REL TW M9	RF	3		3.410	AC 39,600.00	1.00000	R	1.00		1.000		0	39,600	135,000
Total Card Land Units						4.41	AC	Parcel Total Land Area: 4.41						Total Land Value		432,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	118	Utility Bldg			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-No Duc			
AC Type	03	Central			
Size Adj Tbl	4310	TEL REL TW M96			
Total Rooms					
Bedrooms					
Full Bathrooms	1				
Bath Split	01	0 Full-1 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	02	CEILING ONLY			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
4310	TEL REL TW M96	100
		0
		0

COST / MARKET VALUATION	
RCN	57,762
Year Built	2003
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	52,000
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	% Good	Grade	Grade Adj	Appr. Value
TOW	Cell Tower	L	300	847.63	2003		84		0.00	213,600
GEN1	Large Generato	L	1	29300.00	2007		76		0.00	22,300
GEN1	Large Generato	L	1	29300.00	2004		70		0.00	20,500
RFCC	Reinforced Con	L	124	7.25	2018		98		0.00	900
FNC5	FENCE-10'CHA	L	67	34.35	2018		98		0.00	2,300
FNC7	Chain Link Gate	L	3	810.42	2018		98		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,364	1,364	1,364	42.35	57,762	
Ttl Gross Liv / Lease Area		1,364	1,364	1,364		57,762	

