

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CROWN ATLANTIC CO LLC PMB 353 4017 WASHINGTON RD							Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
							INDUSTR.	4310	135,700	135,700	
MCMURRAY PA 15317			SUPPLEMENTAL DATA				IND LAND	4310	322,800	322,800	VISION
			Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 9 #DL 2 GIS ID F_967510_2711881	Plan Ref. 537/48 Land Ct# #SR Life Estate PP STATU Assoc Pid#					Total		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CROWN ATLANTIC CO LLC	12225	0311	04-27-1999	U	I	285,670	1	Year	Code	Assessed	Year	Code	Assessed		
CELLCO PARTNERSHIP	11135	0099	12-24-1997	U	I	250,000	1	2023	4310	135,700	2022	4310	135,000		
KUHN, CHRISTOPHER P	10514	0158	12-06-1996	U	I	1	1A		4310	322,800		4310	259,600		
KUHN, CHRISTOPHER P	7184	0063	06-15-1990	U	V	4,444	N					4310	122,100		
KUHN, CHRISTOPHER P	7184	0061	06-15-1990	U	V	4,444	N								
Total										458,500	Total		394,600	Total	390,300

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

ASSESSING NEIGHBORHOOD			APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch		
CI11				WBARNS		
NOTES						
--CROWN CASTLE-- 1 ARRAY + UTILITY BLDG						
Appraised Bldg. Value (Card)					9,200	
Appraised Xf (B) Value (Bldg)					0	
Appraised Ob (B) Value (Bldg)					126,500	
Appraised Land Value (Bldg)					322,800	
Special Land Value					0	
Total Appraised Parcel Value					458,500	
Valuation Method					C	
Total Appraised Parcel Value					458,500	

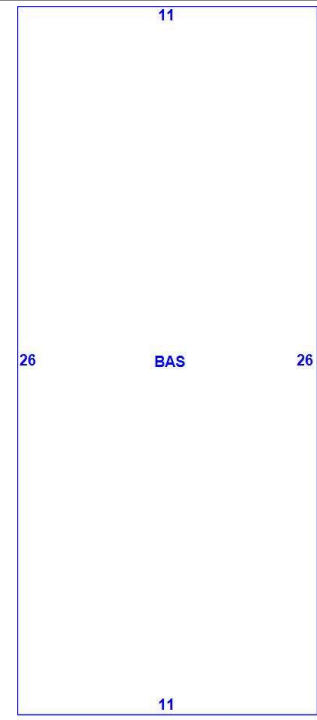
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
201304960	09-16-2013	CM	Commercial	25,000	06-30-2014	100	06-30-2014	SWAP 6 OF 12 ANTENNAS W	10-13-2021	SR	02		03	Cycl Insp Comp
201104241	08-15-2011	CM	Commercial	10,000	06-30-2012	100	06-30-2012	SWAP 12 OF 12 ANTENNAS	07-27-2021	CK	02		03	Cycl Insp Comp
201006975	12-28-2010	CM	Commercial	25,000	03-15-2011	100	06-30-2011	CO-LOCATE ON EXIST COM	05-05-2020	GM	04		FR	Field Review
2010000411	02-22-2010	CM	Commercial	147,000	03-15-2011	100	06-30-2011	PREFAB EQUIP SHELTER	06-07-2011	JR	03		02	Bldg Permit Completed
B33817	06-01-1990	NC	New Constructi	43,000	06-30-1990	100	06-30-1990	WB TWR PD	10-15-2008	NF	03		16	In Office Review

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	5		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	5		0.460	AC 39,600.00	1.41765	R	1.00		1.000		0	56,140.92	25,800
Total Card Land Units						1.46	AC	Parcel Total Land Area: 1.46				Total Land Value			322,800	

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	15	Concr/Cinder			
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	01	None			
Heating Type	01	None			
AC Type	01	None			
Size Adj Tbl	4310	TEL REL TW M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	01	LIGHT			
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	4310				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	9,856
Year Built	2010
Effective Year Built	2010
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	7
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	93
RCNLD	9,200
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
FNC3	FENCE-6' CHAI	L	190	22.04	1990		42		0.00	1,800
TOW	Cell Tower	L	160	847.63	1990		71		0.00	96,300
GEN1	Large Generato	L	1	29300.00	2010		82		0.00	24,000
FNG8	Fence Gate-6'	L	12	16.67	1996		54		0.00	100
PAV1	PAVING-ASPH	L	1,400	3.00	1996		54		0.00	2,300
SHD2	Shed w/Elec	L	140	26.00	1996		54		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	286	286	286	34.46	9,856	
Ttl Gross Liv / Lease Area		286	286	286		9,856	

