

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
INDUSTRIAL TOWER & WIRELESS L  40 LONE STREET  MARSHFIELD MA 02050								Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA
								INDUSTR.	4310	158,200	158,200	
								IND LAND	4310	358,000	358,000	<b>VISION</b>
SUPPLEMENTAL DATA												
Alt Prcl ID				Plan Ref. 625/35								
Split Zonin				Land Ct#								
BID Parcel				#SR								
ResExpt Q				Life Estate								
#DL 1 P/O LOT 1				PP STATU								
#DL 2				Assoc Pid#								
GIS ID F_969082_2711398								Total 516,200 516,200				

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
INDUSTRIAL TOWER & WIRELESS LLC							23823	0303	06-22-2009	U	I	760,760	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NEW ENGLAND TEL & TEL CO							0656	0410	10-05-1946	U		0		2023	4310	158,200	2022	4310	154,600	2021	4310	41,900
														4310	358,000		4310	284,600		4310	284,600	
																						112,800
													Total 516,200				Total 439,200		Total 439,300			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Bldg. Value (Card)	45,400
CI07				CENVIL				Appraised Xf (B) Value (Bldg)	0
							Appraised Ob (B) Value (Bldg)	112,800	
							Appraised Land Value (Bldg)	358,000	
							Special Land Value	0	
							Total Appraised Parcel Value	516,200	
							Valuation Method	C	
							Total Appraised Parcel Value	516,200	

NOTES												VISIT / CHANGE HISTORY					
--CELL TOWER W/1 ARRAY & 1 DISC-- + UTILITY BLDGS												Date	Id	Type	Is	Cd	Purpost/Result
												05-05-2020	GM	04		FR	Field Review
												08-21-2018	SR	02		03	Cycl Insp Comp
												06-30-2011	JR	01		03	Cycl Insp Comp
												05-25-2010	TP	03		16	In Office Review
												08-25-2006	EW	03		16	In Office Review
												03-17-1999	GB	02		01	Meas/Est

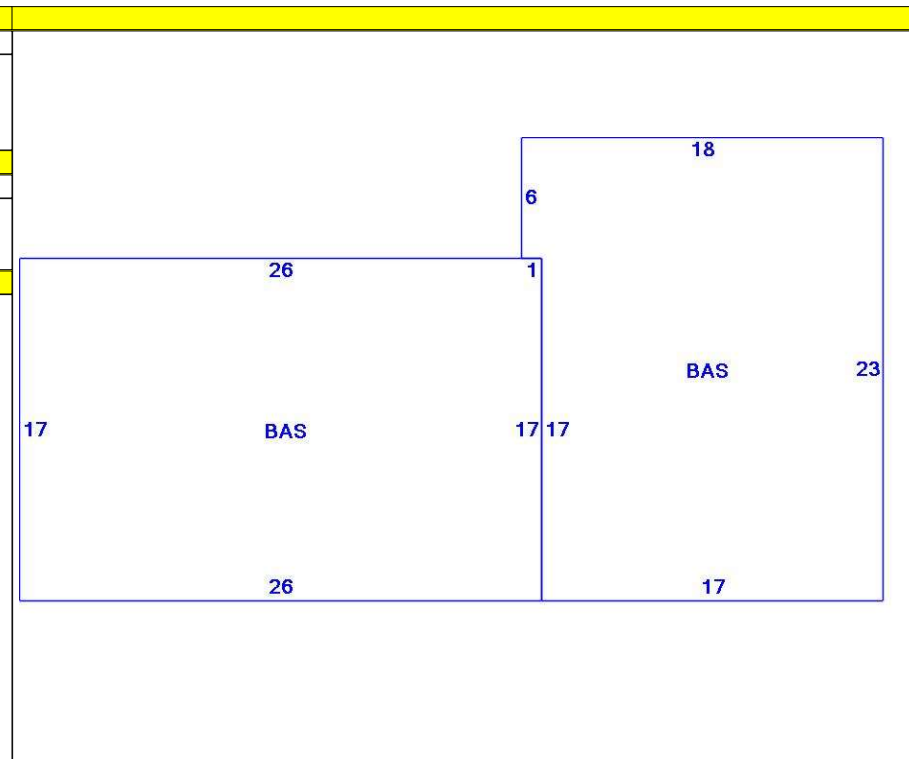
BUILDING PERMIT RECORD												LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
201503186	06-04-2015	NR	New Roof	5,000	06-30-2015	100	06-30-2016	RE-ROOF EXSTING BRICK C	05-05-2020	GM	04		FR	Field Review			
201402660	06-05-2014	OT	Other	6,000	06-30-2015	100	06-30-2015	INSTALL ANTENNA ON COM	08-21-2018	SR	02		03	Cycl Insp Comp			
201206975	11-26-2012	CM	Commercial	12,000	06-30-2013	100	06-30-2013	ADD 4 ANTENNAS TO EXIST	06-30-2011	JR	01		03	Cycl Insp Comp			
200905026	10-27-2009	OT	Other	35,000	04-15-2010	100	06-30-2010	ANTENNA	05-25-2010	TP	03		16	In Office Review			
38464	05-14-1999	AD	Addition	10,000	01-01-2000	100	06-30-2000	ANTENNA	08-25-2006	EW	03		16	In Office Review			
38243	05-07-1999	AD	Addition	30,000	01-01-2000	100	06-30-2000	ANTENNA	03-17-1999	GB	02		01	Meas/Est			
30773	05-07-1998	NC	New Constructi	45,000	01-01-1999	100	06-30-1999	SHELTER									

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	RC	3		1.000	AC 330,000.00	1.00000	I	1.00	CI07	0.900	SITE		0	297,000
1	4310	TEL REL TW M9		3		1.540	AC 39,600.00	1.00000	R	1.00		1.000	EXCS		0	39,600
Total Card Land Units						2.54	AC	Parcel Total Land Area: 2.54						Total Land Value		358,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	118	Utility Bldg			
Model	96	Ind/Comm			
Grade	B	Custom			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
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	RCN		51,034
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1970
Heating Type	04	Hot Air	Effective Year Built		1987
AC Type	03	Central	Depreciation Code		A
Size Adj Tbl	4310	TEL REL TW M96	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		25
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	02	AVERAGE	Trend Factor		1
Heat/AC	02	HEAT/AC SPLIT	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	00	NONE	Percent Good		75
Ceiling/Wall	00	NONE	RCNLD		38,300
Common Wall	00	0%	Dep % Ovr		
Wall Height	12.00		Dep Ovr Comment		
1st Floor Use:	4310		Misc Imp Ovr		
Sewer Occupan			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	160	847.63	1970		51		0.00	69,200
GEN2	Commercial Ge	L	1	61500.00	2000		62		0.00	38,100
FNC3	FENCE-6' CHAI	L	330	22.04	2000		62		0.00	4,500
FNC6	Gate, Fence 6' -	L	1	1594.00	2000		62		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	839	839	839	60.83	51,034	
Ttl Gross Liv / Lease Area		839	839	839		51,034	



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40 LONE STREET						INDUSTR.	4310	158,200	158,200	
MARSHFIELD MA 02050						IND LAND	4310	358,000	358,000	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 P/O LOT 1 #DL 2 GIS ID F_969082_2711398				Plan Ref. 625/35 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
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NEW ENGLAND TEL & TEL CO		0656	0410	10-05-1946	U		0		2023	4310	158,200	2022	4310	154,600	2021	4310	41,900
										4310	358,000		4310	284,600		4310	284,600
									Total		516,200	Total		439,200	Total		439,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
CI07				CENVIL					

NOTES										APPRAISED VALUE SUMMARY							
										Appraised Bldg. Value (Card)				45,400			
										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				112,800			
										Appraised Land Value (Bldg)				358,000			
										Special Land Value				0			
										Total Appraised Parcel Value				516,200			
										Valuation Method				C			
										Total Appraised Parcel Value				516,200			

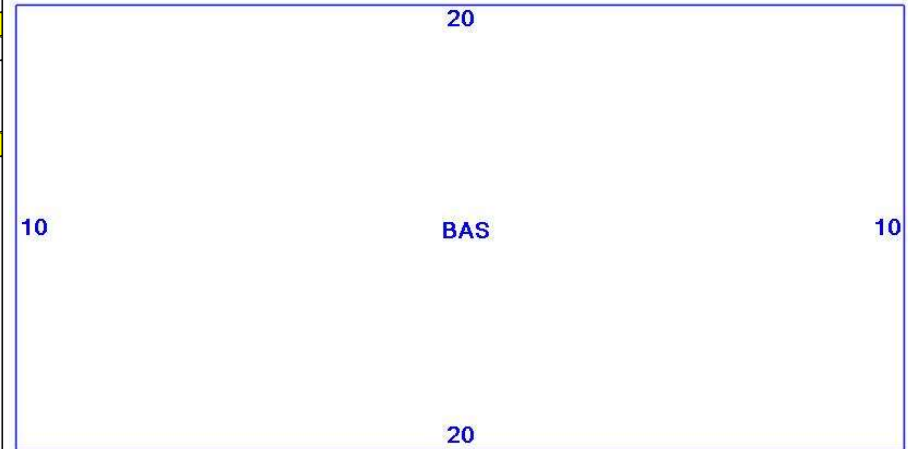
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	

LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value			
2	4310	TEL REL TW M9	RC	3		0.000	AC	0.00	0.00000	0	1.00	1.000		0	0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 2.54						Total Land Value					358,000

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	23	Pre-cast Concr							
Exterior Wall 2									
Roof Structure	01	Flat							
Roof Cover	04	Tar & Gravel							
Interior Wall 1	01	Minimum							
Interior Wall 2									
Interior Floor 1	05	Vinyl/Asphalt							
Interior Floor 2									
Heating Fuel	04	Electric							
Heating Type	07	Elec Baseboard							
AC Type	03	Central							
Size Adj Tbl	4310	TEL REL TW M96							
Total Rooms									
Bedrooms	00								
Full Bathrooms	0								
Bath Split									
Rms/Partitions	01	LIGHT							
Heat/AC	02	HEAT/AC SPLIT							
Frame Type	03	MASONRY							
Baths/Plumbing	00	NONE							
Ceiling/Wall	00	NONE							
Common Wall	00	0%							
Wall Height	12.00								
1st Floor Use:	4310								
Sewer Occupan									

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

COST / MARKET VALUATION		
RCN		8,453
Year Built		1998
Effective Year Built		1999
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		7,100
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	200	200	200	42.27	8,453	
Ttl Gross Liv / Lease Area		200	200	200		8,453	

