

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COASTAL SUN LP								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
270 COMMUNICATION WAY, 7-B								COMMERC.	316S	5,375,100	5,375,100		
HYANNIS MA 02601								COM LAND	316S	1,780,400	1,780,400		
SUPPLEMENTAL DATA								Total				7,155,500	7,155,500
Alt Prcl ID				Plan Ref.								VISION	
Split Zonin				Land Ct#									
BID Parcel				#SR									
ResExpt Q				Life Estate									
#DL 1 LOT 1				PP STATU									
#DL 2				Assoc Pid#									
GIS ID F_984910_2711465													

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COASTAL SUN LP							9751	0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DERUYTER, PAUL TR							9751	0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600
SHIELDS, ROBERT M SR & ROBERT M JR							6214	0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200
SHIELDS, ROBERT M SR							6125	0080	02-15-1988	Q	V	585,000	U								316S	155,500
Total														Total		7,208,400	Total		6,348,900	Total		6,421,300

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				BARNS							

NOTES												VISIT / CHANGE HISTORY							
--HYANNIS SUN SELF STORAGE-- (BLDG 1 = OFFC & 2 APTS)						UA = MKT/INC ADJ						Date	Id	Type	Is	Cd	Purpost/Result		
												04-28-2020	GM	04		FR	Field Review		
												09-25-2015	NF	03		16	In Office Review		
												10-15-2014	JR	03		16	In Office Review		
												10-08-2014	NF	03		16	In Office Review		
												01-22-2013	DR	22		22	Change of Address		
												07-31-2007	NF	01		00	Meas/Listed-Interior Acces		
Total Appraised Parcel Value																7,155,500			

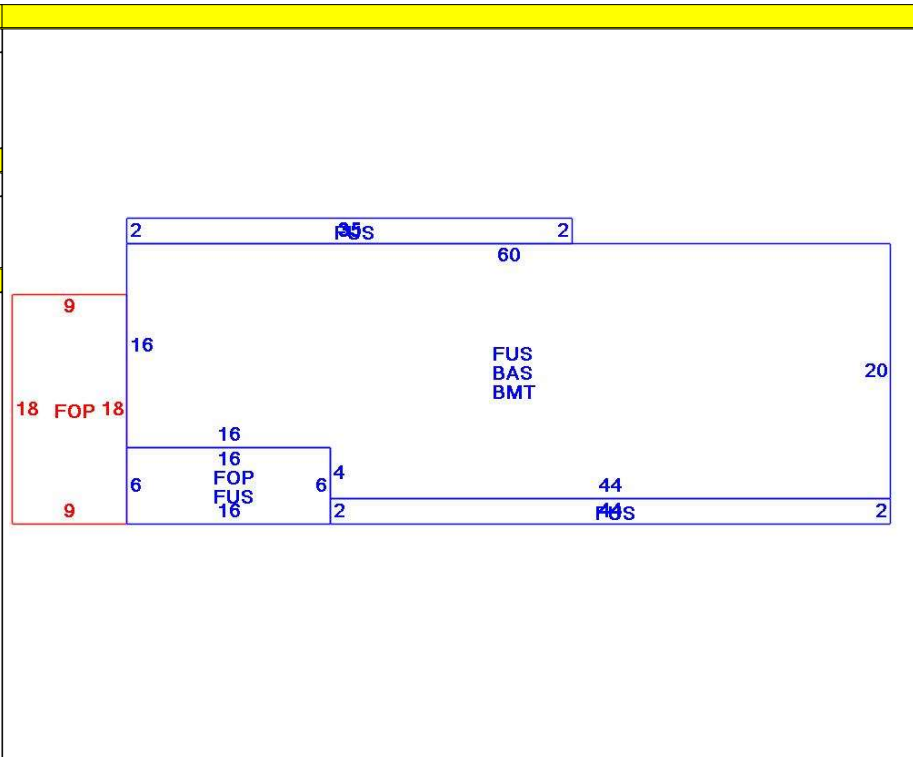
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
16-2098	07-22-2016	836	Sign	0		100		15 sq freestanding sign Barnst		04-28-2020	GM	04		FR	Field Review
201200385	01-24-2012	PVC	Solar PV Comm	1,520,000	06-30-2012	100	06-30-2012	SOLAR PV SYSTEM INSTALL		09-25-2015	NF	03		16	In Office Review
90284	02-13-2006	CM	Commercial	160,000	07-31-2007	100	06-30-2007	ADD 2ND FL. OFFICE SPACE		10-15-2014	JR	03		16	In Office Review
B32924	05-01-1989	NC	New Constructi	208,178	01-15-1995	100	12-31-1995	BA COMM'L		10-08-2014	NF	03		16	In Office Review
										01-22-2013	DR	22		22	Change of Address
										07-31-2007	NF	01		00	Meas/Listed-Interior Acces

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		
1	316S	SELF STORAGE	IND	1		6.310	AC	330,000.00	1.00000	I	1.00	CI07	0.900	ALL SITE		0	282,150	1,780,400
Total Card Land Units						6.31	AC	Parcel Total Land Area: 6.31				Total Land Value				1,780,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Mixed Use			
Model	94	Commercial			
Grade	C+	Average Plus			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		574,206
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1988
Heating Type	04	Hot Air	Effective Year Built		1996
AC Type	03	Central	Depreciation Code		G
Size Adj Tbl	031X	MU OFFICE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	0		Depreciation %		18
Full Bathrooms	2		Functional Obsol		0
Bath Split	22	2 Full-2 Half	External Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	Trend Factor		1
Heat/AC	01	HEAT/AC PKGS	Condition		UA
Frame Type	02	WOOD FRAME	Condition %		16
Baths/Plumbing	03	ABOVE AVERAGE	Percent Good		98
Ceiling/Wall	05	SUS-CEIL & WL	RCNLD		562,700
Common Wall	00	0%	Dep % Ovr		
Wall Height	21.00		Dep Ovr Comment		
1st Floor Use:	3160		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
LP24	Light Pole-24'	L	1	2596.00	1988		38		0.00	1,000
LTHL	Halide Light Flx	L	1	1495.00	1988		38		0.00	600
PAV1	PAVING-ASPH	L	135,00	3.00	1988		38		0.00	153,900
SOLV	SolarPV grnd m	L	473,80	1.35	2012		0	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,136	1,136	1,136	210.87	239,551	
BMT	Basement Area	0	1,136	227	42.14	47,868	
FOP	Open Porch	0	258	39	31.88	8,224	
FUS	Upper Story	1,390	1,390	1,321	200.40	278,563	
Ttl Gross Liv / Lease Area		2,526	3,920	2,723		574,206	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION
COASTAL SUN LP						Description	Code	Appraised	Assessed	
270 COMMUNICATION WAY, 7-B		SUPPLEMENTAL DATA				COMMERC.	316S	5,375,100	5,375,100	
HYANNIS MA 02601		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465				COM LAND	316S	1,780,400	1,780,400	
						Total		7,155,500	7,155,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COASTAL SUN LP		9751 0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
DERUYTER, PAUL TR		9751 0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700
SHIELDS, ROBERT M SR & ROBERT M JR		6214 0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400	2021	316S	1,401,200
SHIELDS, ROBERT M SR		6125 0080	02-15-1988	Q	V	585,000	U		316S			316S	155,500
Total								7,208,400	Total	6,348,900	Total	6,421,300	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI07				BARNS

NOTES		APPRAISED VALUE SUMMARY	
48 bays		Appraised Bldg. Value (Card)	5,219,600
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	155,500
		Appraised Land Value (Bldg)	1,780,400
		Special Land Value	0
		Total Appraised Parcel Value	7,155,500
		Valuation Method	C
		Total Appraised Parcel Value	7,155,500

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

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	
2	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value			1,780,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	48.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
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	316S	SELF STORAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0

COST / MARKET VALUATION	
RCN	467,749
Year Built	1988
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	16
Percent Good	98
RCNLD	458,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	220	
40		40
	220	

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	8,800	8,800	8,800	53.15	467,749	
Ttl Gross Liv / Lease Area		8,800	8,800	8,800		467,749	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNIS MA 02601						Description	Code	Appraised	Assessed									
						COMMERC.	316S	5,375,100	5,375,100									
						COM LAND	316S	1,780,400	1,780,400									
						SUPPLEMENTAL DATA				Total		7,155,500	7,155,500					
Alt Prcl ID		Split Zonin		Plan Ref.														
#DL 1		LOT 1		Land Ct#														
#DL 2				#SR														
GIS ID		F_984910_2711465		Life Estate														
				PP STATU														
				Assoc Pid#														
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COASTAL SUN LP				9751 0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DERUYTER, PAUL TR				9751 0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600
SHIELDS, ROBERT M SR & ROBERT M JR				6214 0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200
SHIELDS, ROBERT M SR				6125 0080	02-15-1988	Q	V	585,000	U								316S	155,500
				Total				7,208,400		Total	6,348,900	Total	6,421,300					
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		Appraised Bldg. Value (Card)				5,219,600				
CI07								BARNs		Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				155,500				
										Appraised Land Value (Bldg)				1,780,400				
										Special Land Value				0				
										Total Appraised Parcel Value				7,155,500				
										Valuation Method				C				
										Total Appraised Parcel Value				7,155,500				
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			
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		
3	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value				1,780,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	54.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		424,367
Interior Floor 2					
Heating Fuel	01	None	Year Built		1988
Heating Type	01	None	Effective Year Built		1996
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		18
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	00	NONE	Condition		UA
Frame Type	05	STEEL	Condition %		16
Baths/Plumbing	00	NONE	Percent Good		98
Ceiling/Wall	00	NONE	RCNLD		415,900
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	316I		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,800	7,800	7,800	54.41	424,368	
Ttl Gross Liv / Lease Area		7,800	7,800	7,800		424,368	

BAS	260	
30		30
	260	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION					
COASTAL SUN LP										Description	Code	Appraised	Assessed						
270 COMMUNICATION WAY, 7-B		SUPPLEMENTAL DATA								COMMERC.	316S	5,375,100	5,375,100						
HYANNIS	MA	02601	Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		COM LAND	316S	1,780,400	1,780,400							
										Total		7,155,500	7,155,500						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COASTAL SUN LP			9751	0115	07-15-1995		U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DERUYTER, PAUL TR			9751	0109	07-15-1995		U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600
SHIELDS, ROBERT M SR & ROBERT M JR			6214	0299	04-15-1988		U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200
SHIELDS, ROBERT M SR			6125	0080	02-15-1988		Q	V	585,000	U								316S	155,500
										Total		7,208,400	Total	6,348,900	Total	6,421,300			
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		Appraised Bldg. Value (Card)					5,219,600		
CI07										BARNS		Appraised Xf (B) Value (Bldg)					0		
											Appraised Ob (B) Value (Bldg)					155,500			
											Appraised Land Value (Bldg)					1,780,400			
											Special Land Value					0			
											Total Appraised Parcel Value					7,155,500			
											Valuation Method					C			
											Total Appraised Parcel Value					7,155,500			
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					
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			
4	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value		1,780,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	208.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
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	316S	SELF STORAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0

COST / MARKET VALUATION	
RCN	676,627
Year Built	1989
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	14
Percent Good	96
RCNLD	649,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

2 BAS	278	
FUS	278	25

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	6,950	6,950	6,950	49.92	346,975	
FUS	Upper Story	6,950	6,950	6,603	47.43	329,651	
Ttl Gross Liv / Lease Area		13,900	13,900	13,553		676,626	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COASTAL SUN LP						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
270 COMMUNICATION WAY, 7-B						COMMERC.	316S	5,375,100	5,375,100	
HYANNIS MA 02601						COM LAND	316S	1,780,400	1,780,400	VISION
SUPPLEMENTAL DATA						Total				
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465			Plan Ref. 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)									
COASTAL SUN LP	9751	0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DERUYTER, PAUL TR	9751	0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600	
SHIELDS, ROBERT M SR & ROBERT M JR	6214	0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200	
SHIELDS, ROBERT M SR	6125	0080	02-15-1988	Q	V	585,000	U								316S	155,500	
Total								7,208,400		Total		6,348,900		Total		6,421,300	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
CI07				BARNS

NOTES			
174 bays including bsmt.			

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	
5	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value			1,780,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	2				
Occupancy	174.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		909,673
Interior Floor 2					
Heating Fuel	01	None	Year Built		1989
Heating Type	01	None	Effective Year Built		1996
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		18
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	03	ABOVE AVERAGE	Trend Factor		1
Heat/AC	00	NONE	Condition		UA
Frame Type	05	STEEL	Condition %		14
Baths/Plumbing	00	NONE	Percent Good		96
Ceiling/Wall	00	NONE	RCNLD		873,300
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	316I		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,010	10,010	10,010	46.60	466,487
FUS	Upper Story	10,010	10,010	9,510	44.27	443,186
Ttl Gross Liv / Lease Area		20,020	20,020	19,520		909,673

FUS	286	
3BAS		35
	286	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION									
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNIS MA 02601						Description	Code	Appraised	Assessed										
						COMMERC.	316S	5,375,100	5,375,100										
						COM LAND	316S	1,780,400	1,780,400										
SUPPLEMENTAL DATA						Total													
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465				Plan Ref. 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)											
COASTAL SUN LP		9751 0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
DERUYTER, PAUL TR		9751 0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600			
SHIELDS, ROBERT M SR & ROBERT M JR		6214 0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200			
SHIELDS, ROBERT M SR		6125 0080	02-15-1988	Q	V	585,000	U								316S	155,500			
						Total						6,421,300							
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						BARNs													
NOTES																			
SLAB & FRAME ONLY 1/97																			
Total Appraised Parcel Value										7,155,500									
Valuation Method										C									
Total Appraised Parcel Value										7,155,500									
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				
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		
6	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000			0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value					1,780,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
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	316S	SELF STORAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0

COST / MARKET VALUATION	
RCN	450,189
Year Built	1997
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	10
Percent Good	98
RCNLD	441,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	210
40	40
	210

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	8,400	8,400	8,400	53.59	450,189	
Ttl Gross Liv / Lease Area		8,400	8,400	8,400		450,189	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION								
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNIS MA 02601						Description	Code	Appraised	Assessed			COMMERC. 316S 5,375,100 5,375,100 COM LAND 316S 1,780,400 1,780,400						
						SUPPLEMENTAL DATA								Total	7,155,500	7,155,500		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465				Plan Ref. 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)										
COASTAL SUN LP		9751 0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
DERUYTER, PAUL TR		9751 0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600		
SHIELDS, ROBERT M SR & ROBERT M JR		6214 0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200		
SHIELDS, ROBERT M SR		6125 0080	02-15-1988	Q	V	585,000	U								316S	155,500		
								Total		7,208,400	Total		6,348,900	Total		6,421,300		
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		Appraised Bldg. Value (Card)				5,219,600				
CI07								BARNs		Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				155,500						
								Appraised Land Value (Bldg)				1,780,400						
								Special Land Value				0						
								Total Appraised Parcel Value				7,155,500						
								Valuation Method				C						
								Total Appraised Parcel Value				7,155,500						
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				
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		
7	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value				1,780,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		424,367
Interior Floor 2					
Heating Fuel	01	None	Year Built		1997
Heating Type	01	None	Effective Year Built		2003
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		12
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	00	NONE	Condition		UA
Frame Type	05	STEEL	Condition %		10
Baths/Plumbing	00	NONE	Percent Good		98
Ceiling/Wall	00	NONE	RCNLD		415,900
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	316I		Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE

Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0

COST / MARKET VALUATION

RCN	424,367
Year Built	1997
Effective Year Built	2003
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	10
Percent Good	98
RCNLD	415,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	260	
30		30
	260	

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	7,800	7,800	7,800	54.41	424,368
Ttl Gross Liv / Lease Area		7,800	7,800	7,800		424,368



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COASTAL SUN LP								Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA	
270 COMMUNICATION WAY, 7-B								COMMERC.	316S	5,375,100	5,375,100		
HYANNIS MA 02601								COM LAND	316S	1,780,400	1,780,400		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID						Plan Ref.							
Split Zonin						Land Ct#							
BID Parcel						#SR							
ResExpt Q						Life Estate							
#DL 1 LOT 1						PP STATU							
#DL 2						Assoc Pid#							
GIS ID F_984910_2711465						Total						7,155,500	7,155,500

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COASTAL SUN LP								9751	0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DERUYTER, PAUL TR								9751	0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600
SHIELDS, ROBERT M SR & ROBERT M JR								6214	0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200
SHIELDS, ROBERT M SR								6125	0080	02-15-1988	Q	V	585,000	U								316S	155,500
Total																Total	7,208,400	Total	6,348,900	Total	6,421,300		

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		Appraised Bldg. Value (Card)				5,219,600						
CI07								BARNs		Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				155,500				
												Appraised Land Value (Bldg)				1,780,400				
												Special Land Value				0				
												Total Appraised Parcel Value				7,155,500				
												Valuation Method				C				
												Total Appraised Parcel Value				7,155,500				

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

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		
8	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000			0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value				1,780,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		388,644
Interior Floor 2					
Heating Fuel	01	None	Year Built		1990
Heating Type	01	None	Effective Year Built		1998
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		16
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	00	NONE	Condition		UA
Frame Type	05	STEEL	Condition %		14
Baths/Plumbing	00	NONE	Percent Good		98
Ceiling/Wall	00	NONE	RCNLD		380,900
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	316I		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,000	7,000	7,000	55.52	388,644	
Ttl Gross Liv / Lease Area		7,000	7,000	7,000		388,644	

MIXED USE		
Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0
COST / MARKET VALUATION		
		280
		280



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
COASTAL SUN LP						Description	Code	Appraised	Assessed		
270 COMMUNICATION WAY, 7-B						COMMERC.	316S	5,375,100	5,375,100		
HYANNIS MA 02601						COM LAND	316S	1,780,400	1,780,400		
SUPPLEMENTAL DATA						Total				7,155,500	7,155,500
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465				Plan Ref. 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)									
COASTAL SUN LP		9751 0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DERUYTER, PAUL TR		9751 0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600	
SHIELDS, ROBERT M SR & ROBERT M JR		6214 0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200	
SHIELDS, ROBERT M SR		6125 0080	02-15-1988	Q	V	585,000	U								316S	155,500	
Total								7,208,400		Total		6,348,900		Total		6,421,300	

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					BARNs						
NOTES						Appraised Bldg. Value (Card)				5,219,600	
64 bays						Appraised Xf (B) Value (Bldg)				0	
						Appraised Ob (B) Value (Bldg)				155,500	
						Appraised Land Value (Bldg)				1,780,400	
						Special Land Value				0	
						Total Appraised Parcel Value				7,155,500	
						Valuation Method				C	
						Total Appraised Parcel Value				7,155,500	

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

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		
9	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0		
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value				1,780,400

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	64.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished	RCN		495,603
Interior Floor 2					
Heating Fuel	01	None	Year Built		1989
Heating Type	01	None	Effective Year Built		1996
AC Type	01	None	Depreciation Code		G
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		18
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	00	NONE	Condition		UA
Frame Type	05	STEEL	Condition %		14
Baths/Plumbing	00	NONE	Percent Good		96
Ceiling/Wall	00	NONE	RCNLD		475,800
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	316I		Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE

Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0

COST / MARKET VALUATION

BAS	270	
35		35
	270	

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	9,450	9,450	9,450	52.44	495,603
Ttl Gross Liv / Lease Area		9,450	9,450	9,450		495,603



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION							
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNIS MA 02601						Description	Code	Appraised	Assessed								
						COMMERC.	316S	5,375,100	5,375,100								
						COM LAND	316S	1,780,400	1,780,400								
SUPPLEMENTAL DATA						Total						7,155,500		7,155,500			
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 1 #DL 2 GIS ID F_984910_2711465				Plan Ref. 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)									
COASTAL SUN LP		9751 0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DERUYTER, PAUL TR		9751 0109	07-15-1995	U	I	2,700,000	1	2023	316S	5,428,000	2022	316S	4,947,700	2021	316S	4,864,600	
SHIELDS, ROBERT M SR & ROBERT M JR		6214 0299	04-15-1988	U	V	2,200,000	B		316S	1,780,400		316S	1,401,200		316S	1,401,200	
SHIELDS, ROBERT M SR		6125 0080	02-15-1988	Q	V	585,000	U								316S	155,500	
						Total						7,208,400		6,348,900		6,421,300	
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		Appraised Bldg. Value (Card)						5,219,600	
CI07								BARNs		Appraised Xf (B) Value (Bldg)						0	
						Appraised Ob (B) Value (Bldg)						155,500					
						Appraised Land Value (Bldg)						1,780,400					
						Special Land Value						0					
This building is attached to the manager's unit,						Total Appraised Parcel Value						7,155,500					
This building added to Visions during conversion						Valuation Method						C					
						Total Appraised Parcel Value						7,155,500					
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			
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	
10	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0	
Total Card Land Units						0.00	AC	Parcel Total Land Area: 6.31						Total Land Value			1,780,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	96	Mini-Storage			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	1				
Occupancy	0.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
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	316S	SELF STORAGE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split					
Rms/Partitions	02	AVERAGE			
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	00	NONE			
Ceiling/Wall	00	NONE			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	316I				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0

COST / MARKET VALUATION	
RCN	568,609
Year Built	1989
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UA
Condition %	14
Percent Good	96
RCNLD	545,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

20 BAS 560 20

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	11,200	11,200	11,200	50.77	568,608	
Ttl Gross Liv / Lease Area		11,200	11,200	11,200		568,608	

