

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLAGSHIP STORAGE HYANNIS LLC						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
1436 IYANNOUGH ROAD						INDUSTR.	4000	3,906,400	3,906,400	
HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>				IND LAND	4000	1,357,000	1,357,000	<b>VISION</b>
		Alt Prcl ID		Plan Ref. 434/55						
		Split Zonin		Land Ct#						
		BID Parcel		#SR						
		ResExpt Q		Life Estate						
		#DL 1 UNNUM LOT		PP STATU						
		#DL 2		Assoc Pid#						
		GIS ID F_987808_2712282				Total 5,263,400 5,263,400				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLAGSHIP STORAGE HYANNIS LLC		29714 0064	06-09-2016	U	I	2,500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OTTAWAY NEWSPAPERS INC		5766 0098	06-15-1987	Q	V	2,284,512	U	2023	4000	3,210,800	2022	4000	3,000,800	2021	4000	2,844,600
COMMONWEALTH ELECTRIC		1381 0623		U		0	D		4000	1,357,000		4000	1,075,400		4000	1,075,400
									4495			4000	120,900		4000	156,200
												4495			4495	122,400
								Total		4,567,800	Total		4,197,100	Total		4,198,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI07			BARNS

NOTES		APPRAISED VALUE SUMMARY	
WB MASON IND/DIST WHSE		Appraised Bldg. Value (Card)	3,596,200
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	310,200
		Appraised Land Value (Bldg)	1,357,000
		Special Land Value	0
		Total Appraised Parcel Value	5,263,400
		Valuation Method	C
		Total Appraised Parcel Value	5,263,400

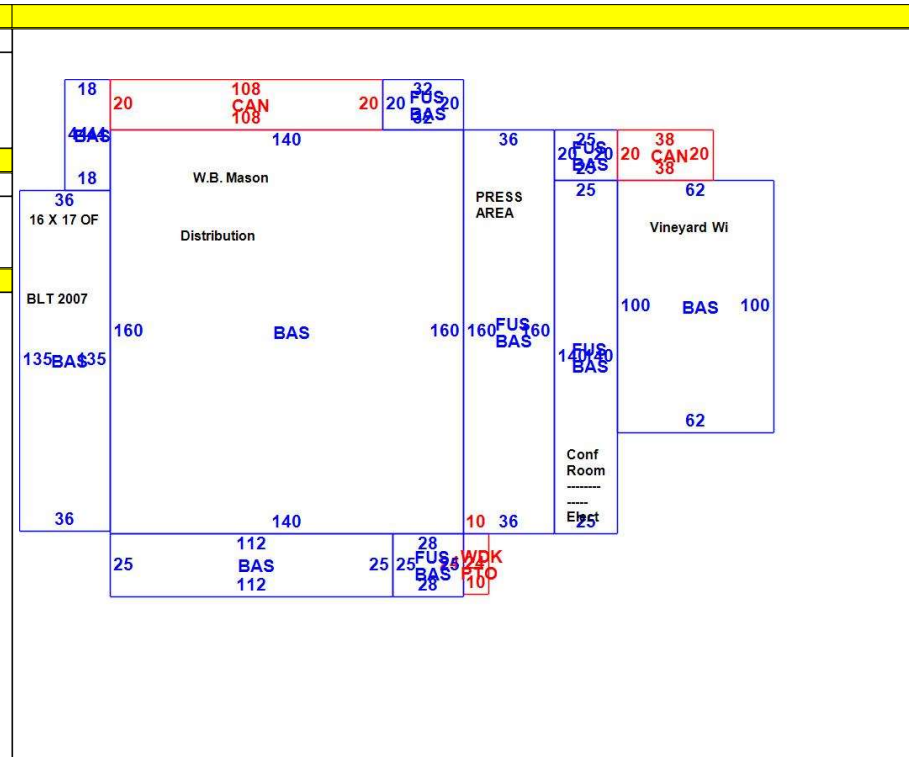
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
BLDC-22-29	12-14-2022	802	Accessory-com	9,900	01-30-2023	0		Static Frequency Converters S	06-28-2022	SR	02		13	CALL BACK
BLDC-22-12	09-27-2022	825	New Const - Co	597,020	01-30-2023	100	06-30-2023	Installation of a prefabricated c	05-05-2020	GM	04		FR	Field Review
BLDC-22-16	09-14-2022	825	New Const - Co	1,865,417	01-30-2023	50	06-30-2023	EXPIRED Utility Building for el	02-07-2019	CK	22		22	Change of Address
BLDC-22-12	07-12-2022	881	Alt-Int work-Co	85,000	01-30-2023	100	06-30-2023	Construct an ADA Compliant R	08-20-2018	SR	01		03	Cycl Insp Comp
BLDC-22-10	07-01-2022	825	New Const - Co	259,110	01-30-2023	100	06-30-2023	Construction of Control Room f	01-03-2017	JR	03		20	Sale Review
BLDC-22-99	06-13-2022	825	New Const - Co	1,915,742	01-30-2023	100	06-30-2023	Construction of Synchronous b	09-16-2015	JR	03		16	In Office Review
BLDC-22-98	06-13-2022	825	New Const - Co	3,079,763	01-30-2023	0		Construction of electrical equip	04-09-2013	JR	03		15	Abatement Review

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	4000	INDUSTRIAL M9	IND	1		4.250	AC 330,000.00	1.00000	I	1.00	CI07	0.900	SITE		0	282,150	1,199,100
1	4000	INDUSTRIAL M9		1		8.860	AC 39,600.00	1.00000	R	0.50		1.000	EXCS-TOPO		0	17,820	157,900
Total Card Land Units						13.11	AC	Parcel Total Land Area: 13.11				Total Land Value					1,357,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	42	Industrial			
Model	96	Ind/Comm			
Grade	C	Average			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	13	Elastomeric			
Interior Wall 1	05	Drywall			
Interior Wall 2	01	Minimum			
Interior Floor 1	03	Concr Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	4000	INDUSTRIAL M96			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	20.00				
1st Floor Use:	4000				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

COST / MARKET VALUATION	
RCN	3,725,180
Year Built	1988
Effective Year Built	1996
Depreciation Code	G
Remodel Rating	04
Year Remodeled	2018
Depreciation %	18
Functional Obsol	
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	3,054,600
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
PAV1	PAVING-ASPH	L	120.00	3.00	1988		38		0.00	136,800
RFCC	Reinforced Con	L	1,907	7.25	1988		38		0.00	5,300
LP24	Light Pole-24'	L	6	2596.00	1988		38		0.00	5,900
LTHL	Halide Light Flx	L	12	1495.00	1988		38		0.00	6,800
SGN1	SIGN-1 SD W/	L	48	30.60	2017		96		0.00	1,400
SGNP	SIGN POST 6"	L	4	10.66	2017		96		0.00	0
SOLT	Solar Thermal P	B	890	86.00	2021		0	C	0.00	0
UTIM	CM UTILITY BL	L	2,470	24.58	2021		100		0.00	60,700
RFCC	Reinforced Con	L	2,470	7.25	2021		100		0.00	17,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	48,152	48,152	48,152	63.12	3,039,581	
CAN	Canopy	0	2,920	292	6.31	18,432	
FUS	Upper Story	11,100	11,100	10,545	59.97	665,650	
PTO	Patio	0	240	12	3.16	757	
WDK	Wood Deck	0	240	12	3.16	757	
Ttl Gross Liv / Lease Area		59,252	62,652	59,013		3,725,177	

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HYANNIS MA 02601		<b>SUPPLEMENTAL DATA</b>				IND LAND	4000	1,357,000	1,357,000	<b>VISION</b>
		Alt Prcl ID		Plan Ref. 434/55		Total		5,263,400	5,263,400	
		Split Zonin		Land Ct#						
		BID Parcel		#SR						
		ResExpt Q		Life Estate						
		#DL 1 UNNUM LOT		PP STATU						
		#DL 2								
		GIS ID F_987808_2712282		Assoc Pid#						

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FLAGSHIP STORAGE HYANNIS LLC		29714	0064	06-09-2016	U	I	2,500,000	1	Year	Code	Assessed	Year	Code	Assessed
OTTAWAY NEWSPAPERS INC		5766	0098	06-15-1987	Q	V	2,284,512	U	2023	4000	3,210,800	2022	4000	3,000,800
COMMONWEALTH ELECTRIC		1381	0623		U		0	D		4000	1,357,000	2021	4000	1,075,400
										4495	120,900		4000	156,200
										4495	122,400		4000	122,400
									Total	4,567,800	Total	4,197,100	Total	4,198,600

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			
This signature acknowledges a visit by a Data Collector or Assessor			

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
									01-30-2023	SR	01	6	13	CALL BACK

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	4000	INDUSTRIAL M9				SF		0.00000		1.00		1.000			0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 13.11						Total Land Value		1,357,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	42	Industrial									
Model	96	Ind/Comm									
Grade	C	Average									
Stories	1										
Occupancy						<b>MIXED USE</b>					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						4000	INDUSTRIAL M96			0	
Roof Structure	03	Gable/Hip									0
Roof Cover	01	Metal/Tin									0
Interior Wall 1	01	Minimum				<b>COST / MARKET VALUATION</b>					
Interior Wall 2						RCN		541,585			
Interior Floor 1	03	Concr Finished				Year Built		2022			
Interior Floor 2						Effective Year Built		2019			
Heating Fuel	01	None				Depreciation Code		A			
Heating Type	01	None				Remodel Rating					
AC Type	01	None				Year Remodeled					
Size Adj Tbl	4000	INDUSTRIAL M96				Depreciation %		0			
Total Rooms						Functional Obsol					
Bedrooms						External Obsol					
Full Bathrooms						Trend Factor		1			
Bath Split						Condition					
Rms/Partitions						Condition %					
Heat/AC	00	NONE				Percent Good		100			
Frame Type	05	STEEL				RCNLD		541,600			
Baths/Plumbing	00	NONE				Dep % Ovr					
Ceiling/Wall	06	CEIL & WALLS				Dep Ovr Comment					
Common Wall						Misc Imp Ovr					
Wall Height						Misc Imp Ovr Comment					
1st Floor Use:						Cost to Cure Ovr					
Sewer Occupan						Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
RFCC	Reinforced Con	L	10,395	7.25	2021		100		0.00	75,400	
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	10,395	10,395	10,395	52.10	541,585					
Ttl Gross Liv / Lease Area		10,395	10,395	10,395	541,585						

