

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COMMONWEALTH ELECTRIC C/O NSTAR ELECTRIC CO PROPERTY TAX DEPT P O BOX 270 HARTFORD CT 06141-0270						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						INDUSTR.	4240	126,200	126,200	
						IND LAND	4240	653,000	653,000	VISION
SUPPLEMENTAL DATA										
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 LOT 10 & PCLA #DL 2 GIS ID F_988018_2712924						Plan Ref. 430/6 Land Ct# #SR Life Estate PP STATU Assoc Pid#				
						Total		779,200	779,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COMMONWEALTH ELECTRIC		5583 0044	03-03-1987	U	V	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	4240	126,200	2022	4240	119,100	2021	4240	93,300
									4240	653,000		4240	530,500		4240	530,500
															4240	26,900
								Total		779,200	Total		649,600	Total		650,700

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			
CI07				BARNS	Appraised Bldg. Value (Card)	99,300	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	26,900	
					Appraised Land Value (Bldg)	653,000	
					Special Land Value	0	
					Total Appraised Parcel Value	779,200	
					Valuation Method	C	
					Total Appraised Parcel Value	779,200	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLDC-22-17	08-26-2022	803	Addn Alt-Comm	200,000	01-30-2023	100	06-30-2023	New Drilled Pier Foundations	01-30-2023	SR	01	1	02	Bldg Permit Completed	
19-837	04-08-2019	803	Addn Alt-Comm	126,630	06-30-2020	100	06-30-2020	Antenna upgrade to existing wi	05-05-2020	GM	04		FR	Field Review	
201304959	08-01-2013	CM	Commercial	20,000	06-30-2014	100	06-30-2014	SWAP 6 OF 12 ANTENNAS W	08-23-2018	SR	02		03	Cycl Insp Comp	
201103359	07-15-2011	CM	Commercial	10,000	06-30-2012	100	06-30-2012	REPLC ANTENNAS-NO CHN	07-23-2015	JR	03		16	In Office Review	
201102102	05-03-2011	CM	Commercial	8,000	06-30-2012	100	06-30-2012	TEMP CELL ON WHEELS TO	05-14-2014	AL	03		16	In Office Review	
201005420	11-19-2010	OT	Other	32,000	06-30-2011	100	06-30-2011	ATTACH 6 ANTENNA TO EXI							
200806729	12-09-2008	AD	Addition	100,000	06-30-2009	100	06-30-2009	CONTROL HS EXPANSION							

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	4240	ELECSUBSTA M	IND	1		1.000	AC 330,000.00	1.00000	I	1.00	CI07	0.900	SITE		0	297,000
1	4240	ELECSUBSTA M	IND	1		9.990	AC 39,600.00	1.00000	R	1.00		1.000	EXCESS		0	35,640
Total Card Land Units						10.99	AC	Parcel Total Land Area: 10.99						Total Land Value		653,000

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	0.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concr Finished			
Interior Floor 2					
Heating Fuel	06	Typical			
Heating Type	09	Typical			
AC Type	01	None			
Size Adj Tbl	4022	IND BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	00	0 Full-0 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	02	10%			
Wall Height	14.00				
1st Floor Use:	4240				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
4240	ELECSUBSTA M96	100
		0
		0

COST / MARKET VALUATION	
RCN	124,135
Year Built	1990
Effective Year Built	1993
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	99,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS	31
61	61
	31

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
CBD	Cell Ph Equip B	L	360	109.99	2003		68		0.00	26,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,891	1,891	1,891	65.65	124,135	
Ttl Gross Liv / Lease Area		1,891	1,891	1,891		124,135	

