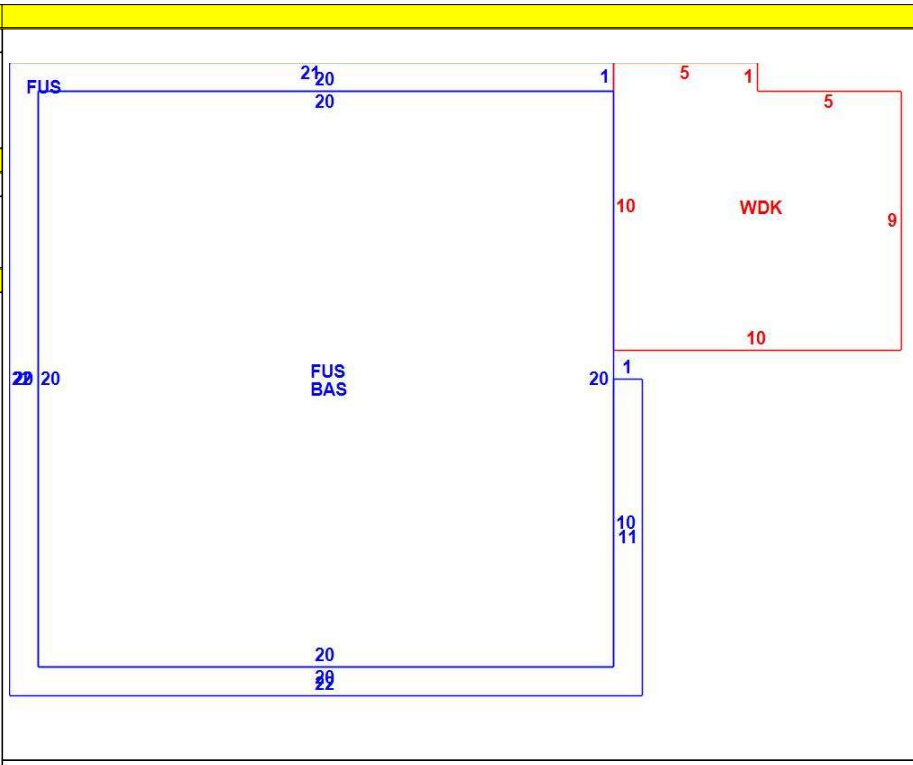


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION						
MACGREGOR, J BRUCE TR KB NOMINEE TRUST 270 COMMUNICATION WAY UNIT 7B						Description	Code	Appraised	Assessed							
HYANNIS MA 02601						COMMERC. COM LAND	316S 316S	626,400 545,500	626,400 545,500							
SUPPLEMENTAL DATA																
Alt Prcl ID Split Zonin HC;B BID Parcel ResExpt Q #DL 1 LOTS 11 & 19 #DL 2 GIS ID F_991352_2703398		Plan Ref. Land Ct# 11685-C, 11685-F #SR Life Estate PP STATU Assoc Pid#														
						Total		1,171,900	1,171,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACGREGOR, J BRUCE TR		C156 0	02-17-2000	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed			
FRATUS, MARY-FRANCES TR		C139 0	01-15-1996	U	I	245,000	A	2023	316S	626,400	2022	316S	593,600			
FRATUS, MARY-FRANCES TR		10028 0155	01-15-1996	U	I	245,000	1B		316S	545,500		316S	454,800			
IYANNOUGH CORP		C105 0	04-15-1986	U	I	1	B					316S	12,400			
RUHAN, JAMES F & CHASSE, R		C105 0	04-15-1986	U	I	1	B	Total		1,171,900	Total		1,048,400			
								Total		1,043,700	Total		1,043,700			
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																
Nbhd	Nbhd Name	B		Tracing		Batch										
CI13						HYAN										
NOTES																
HYANNIS SUN SELF STORAGE ANNEX																
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		
201104701	09-06-2011	NR	New Roof	3,000		100		STRIP ASPHALT REPLC W S HY SHOPS	07-02-2021	CK	02		03	Cycl Insp Comp		
B24541	11-01-1982	NC	New Constructi	0	01-15-1983	100			04-28-2020	GM	04			FR	Field Review	
									08-21-2015	AL	22			22	Change of Address	
									04-17-2014	TP	22			22	Change of Address	
									10-15-2008	NF	03			16	In Office Review	
									09-23-2008	JR	03			16	In Office Review	
									01-15-1990	ML	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.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	316S	SELF STORAGE	SPLI	4		1.000 AC	330,000.00	1.00000	C	1.50	CI11	1.100	USE		0	544,500
1	316S	SELF STORAGE	SPLI	4		0.730 AC	2,375.00	1.23337	0	1.00	WTLC	0.480	WETLAND		0	1,406
Total Card Land Units						1.73 AC	Parcel Total Land Area: 1.73						Total Land Value		545,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	23	Res Typ Com			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3222	COMM BLDG			
Total Rooms					
Bedrooms	01				
Full Bathrooms	1				
Bath Split	10	1 Full-0 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:	3160				
Sewer Occupan					

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

COST / MARKET VALUATION	
RCN	107,220
Year Built	1983
Effective Year Built	1994
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	81
RCNLD	86,800
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	10,000	3.00	1985		32		0.00	9,600
FNC3	FENCE-6' CHAI	L	400	22.04	1985		32		0.00	2,800
SGN3	DBL SIDED W/I	L	32	199.92	1996		54		0.00	3,500
SGN3	DBL SIDED W/I	L	32	199.92	1996		54		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	400	400	400	125.55	50,220	
FUS	Upper Story	473	473	449	119.18	56,372	
WDK	Wood Deck	0	95	5	6.61	628	
Ttl Gross Liv / Lease Area		873	968	854		107,220	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION									
MACGREGOR, J BRUCE TR KB NOMINEE TRUST 270 COMMUNICATION WAY UNIT 7B HYANNIS MA 02601						Description	Code	Appraised	Assessed										
						COMMERC.	316S	626,400	626,400			COM LAND	316S	545,500	545,500				
SUPPLEMENTAL DATA						Total		1,171,900	1,171,900										
Alt Prcl ID Split Zonin HC;B BID Parcel ResExpt Q #DL 1 LOTS 11 & 19 #DL 2 GIS ID F_991352_2703398		Plan Ref. Land Ct# 11685-C, 11685-F #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)											
MACGREGOR, J BRUCE TR		C156 0	02-17-2000	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
FRATUS, MARY-FRANCES TR		C139 0	01-15-1996	U	I	245,000	A	2023	316S	626,400	2022	316S	593,600	2021	316S	576,500			
FRATUS, MARY-FRANCES TR		10028 0155	01-15-1996	U	I	245,000	1B		316S	545,500		316S	454,800		316S	454,800			
IYANNOUGH CORP		C105 0	04-15-1986	U	I	1	B								316S	12,400			
RUHAN, JAMES F & CHASSE, R		C105 0	04-15-1986	U	I	1	B	Total		1,171,900	Total		1,048,400	Total		1,043,700			
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						APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B	Tracing	Batch															
CI13				HYAN															
NOTES																			
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	SPLI	4		0 SF	0.00	1.00000	0	1.00		1.000			0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.73						Total Land Value					545,500

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	1.00				
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		190,333
Interior Floor 2					
Heating Fuel	01	None	Year Built		1983
Heating Type	01	None	Effective Year Built		1989
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %	23	
Full Bathrooms	0		Functional Obsol	0	
Bath Split	00	0 Full-0 Half	External Obsol	0	
Rms/Partitions	04	EXTENSIVE	Trend Factor	1	
Heat/AC	00	NONE	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	00	NONE	Percent Good	77	
Ceiling/Wall	00	NONE	RCNLD		146,600
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	2,800	2,800	2,800	67.98	190,333	
Ttl Gross Liv / Lease Area		2,800	2,800	2,800		190,333	

MIXED USE		
Code	Description	Percentage
316S	SELF STORAGE	100
		0
		0
COST / MARKET VALUATION		
20	140	20
	BAS	
	140	
Building "A"		

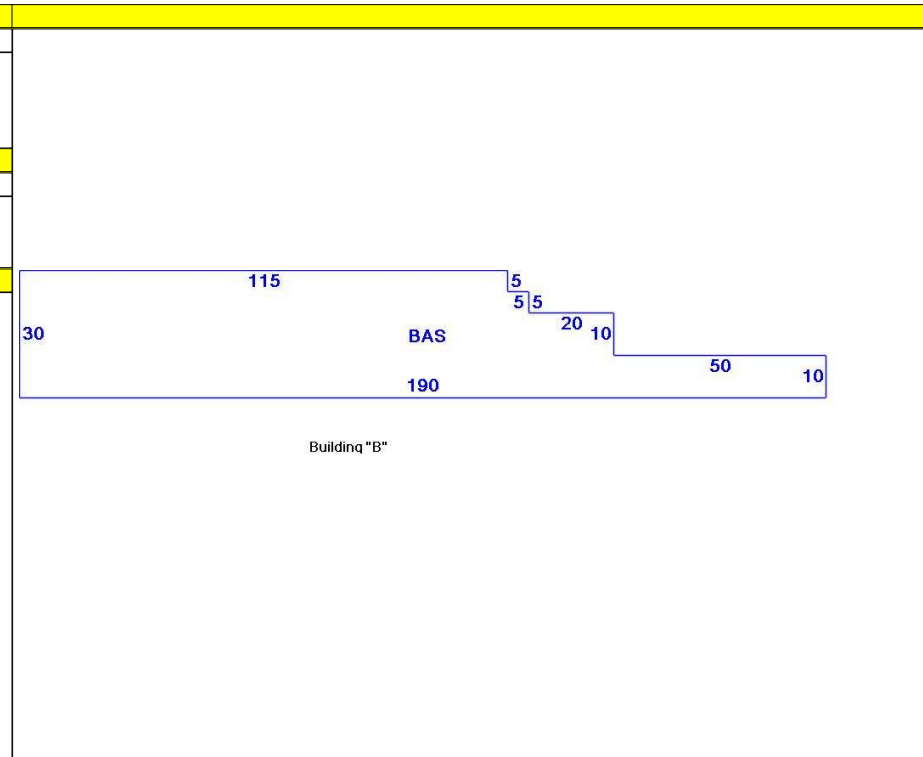


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA						
MACGREGOR, J BRUCE TR KB NOMINEE TRUST 270 COMMUNICATION WAY UNIT 7B						Description	Code	Appraised	Assessed							
						COMMERC.	316S	626,400	626,400	VISION						
						COM LAND	316S	545,500	545,500							
HYANNIS MA 02601																
SUPPLEMENTAL DATA																
Alt Prcl ID Split Zonin HC;B BID Parcel ResExpt Q #DL 1 LOTS 11 & 19 #DL 2 GIS ID F_991352_2703398			Plan Ref. Land Ct# 11685-C, 11685-F #SR Life Estate PP STATU Assoc Pid#													
						Total		1,171,900	1,171,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACGREGOR, J BRUCE TR		C156 0	02-17-2000	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed			
FRATUS, MARY-FRANCES TR		C139 0	01-15-1996	U	I	245,000	A	2023	316S	626,400	2022	316S	593,600			
FRATUS, MARY-FRANCES TR		10028 0155	01-15-1996	U	I	245,000	1B		316S	545,500		316S	454,800			
IYANNOUGH CORP		C105 0	04-15-1986	U	I	1	B					316S	12,400			
RUHAN, JAMES F & CHASSE, R		C105 0	04-15-1986	U	I	1	B	Total		1,171,900	Total		1,048,400			
								Total		1,043,700	Total		1,043,700			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
CI13								HYAN								
NOTES																
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
3	316S	SELF STORAGE	SPLI	4		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: 1.73						Total Land Value		545,500

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	1.00				
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		293,577
Interior Floor 2					
Heating Fuel	01	None	Year Built		1983
Heating Type	01	None	Effective Year Built		1989
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		23
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	04	EXTENSIVE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	00	NONE	Percent Good		77
Ceiling/Wall	00	NONE	RCNLD		226,100
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	4,475	4,475	4,475	65.60	293,577	
Ttl Gross Liv / Lease Area		4,475	4,475	4,475		293,577	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MACGREGOR, J BRUCE TR KB NOMINEE TRUST 270 COMMUNICATION WAY UNIT 7B HYANNIS MA 02601						Description	Code	Appraised	Assessed	801 FY2024 BARNSTABLE, MA
						COMMERC.	316S	626,400	626,400	
SUPPLEMENTAL DATA						COM LAND	316S	545,500	545,500	VISION
						Alt Prcl ID Split Zonin HC;B Plan Ref. Land Ct# 11685-C, 11685-F #SR #DL 1 LOTS 11 & 19 Life Estate PP STATU #DL 2 GIS ID F_991352_2703398 Assoc Pid#		Total		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACGREGOR, J BRUCE TR	C156	0	02-17-2000	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed
FRATUS, MARY-FRANCES TR	C139	0	01-15-1996	U	I	245,000	A	2023	316S	626,400	2022	316S	593,600
FRATUS, MARY-FRANCES TR	10028	0155	01-15-1996	U	I	245,000	1B		316S	545,500		316S	454,800
IYANNOUGH CORP	C105	0	04-15-1986	U	I	1	B					316S	12,400
RUHAN, JAMES F & CHASSE, R	C105	0	04-15-1986	U	I	1	B	Total		1,171,900	Total		1,048,400
								Total		1,043,700	Total		1,043,700

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
CI13			HYAN

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			607,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			19,400
Appraised Land Value (Bldg)			545,500
Special Land Value			0
Total Appraised Parcel Value			1,171,900
Valuation Method			C
Total Appraised Parcel Value			1,171,900

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
4	316S	SELF STORAGE	SPLI	4		0 SF	0.00	1.00000	C	1.00		1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 1.73						Total Land Value		545,500

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	1.00				
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		191,566
Interior Floor 2					
Heating Fuel	01	None	Year Built		1983
Heating Type	01	None	Effective Year Built		1989
AC Type	01	None	Depreciation Code		A
Size Adj Tbl	316S	SELF STORAGE	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		23
Full Bathrooms	0		Functional Obsol		0
Bath Split	00	0 Full-0 Half	External Obsol		0
Rms/Partitions	04	EXTENSIVE	Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	05	STEEL	Condition %		
Baths/Plumbing	00	NONE	Percent Good		77
Ceiling/Wall	00	NONE	RCNLD		147,500
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	2,820	2,820	2,820	67.93	191,566	
Ttl Gross Liv / Lease Area		2,820	2,820	2,820		191,566	

