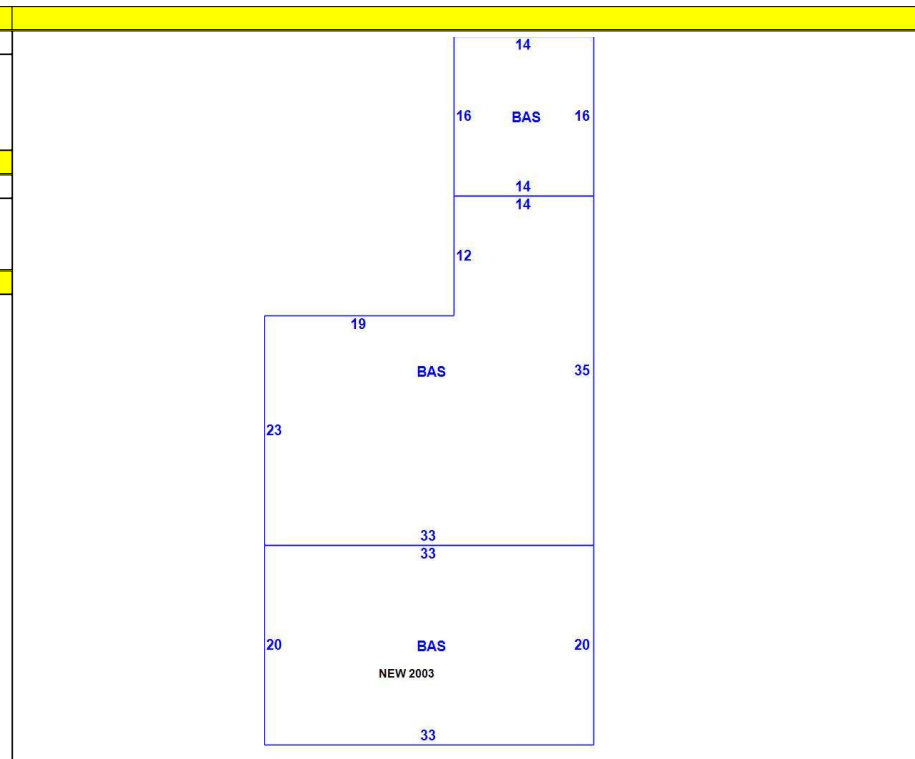


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA  <b>VISION</b>								
AIRCOMM OF AVON LLC  PMB 353 4017 WASHINGTON RD MCMURRAY PA 15317						Description	Code	Appraised	Assessed									
					5	INDUSTR. IND LAND	4320 4320	308,600 257,400	308,600 257,400									
SUPPLEMENTAL DATA						Total		566,000	566,000									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 A-1 & B #DL 2 GIS ID F_971226_2713772		Plan Ref. 324/36 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)									
AIRCOMM OF AVON LLC			11147 0052	12-31-1997	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FLYNN, PAUL P & SANDRA M			9621 0032	04-07-1995	U	I	1	B	2025	4320	308,600	2024	4320	307,500	2023	4320	307,500	
CAPE TELEVISION, INC			8210 0024	09-18-1992	Q	I	340,000	U		4320	257,400		4320	257,400		4320	257,400	
TAUNTON ATTLEBORO SEEKONK			7051 0268	02-07-1990	U	I	250	B										
SENTRY SERVICES CORP			6232 0072	04-27-1988	Q	I	511,430	U										
		Total								566,000		Total		564,900		Total		564,900
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										
CI04								WBARNS										
NOTES																		
--CELL TOWER W/1 ARRAY-- + UTILITY BLDGS																		
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-23-23	11-13-2023	803	Addn Alt-Comm	35,000		100		Add antennas, ancillary equip		07-22-2021	SR	02		03	Cycl Insp Comp			
BLDC-22-76	06-28-2022	803	Addn Alt-Comm	35,000		100		Add or replace antennas, ancill		05-05-2020	GM	04		FR	Field Review			
18-2683	02-06-2019	803	Addn Alt-Comm	25,000	06-30-2019	100	06-30-2019	AT&T proposes the removal an		08-09-2011	JR	03		16	In Office Review			
201406709	10-10-2014	CM	Commercial	50,000	06-30-2015	100	06-30-2015	US IMMIGRATIONS AND CUS		05-25-2010	TP	03		16	In Office Review			
201302908	05-06-2013	CM	Commercial	50,000	06-30-2013	100	06-30-2013	REPLC EXISTING ANTENNA-		04-28-2009	KLP	03		16	In Office Review			
201301967	04-23-2013	CM	Commercial	20,000	06-30-2013	100	06-30-2013	AT&T TO ADD 3 ANTENNAS		07-15-2008	MA	03		16	In Office Review			
68969	05-22-2003	CM	Commercial	110,000	06-30-2003	100	06-30-2003	EQUIP BLDG 33X20 & SLAB		03-17-2008	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	4320	CBL-TV TR	RF	5	W Barnsta	1.000	AC 330,000.00	1.00000	I	1.00	CI04	0.690	SITE		0	227,700	227,700	
1	4320	CBL-TV TR	RF	5		0.730	AC 39,600.00	1.02781	R	1.00		1.000	EXCS		0	40,700.88	29,700	
Total Card Land Units						1.73	AC	Parcel Total Land Area: 1.73				Total Land Value				257,400		

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	14	Wood Shingle			
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		92,457
Interior Floor 2					
Heating Fuel	04	Electric	Year Built		1981
Heating Type	07	Elec Baseboard	Effective Year Built		1993
AC Type	03	Central	Depreciation Code		A
Size Adj Tbl	4320	CBL-TV TR	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %		24
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	02	WOOD FRAME	Condition %		
Baths/Plumbing	00	NONE	Percent Good		76
Ceiling/Wall	00	NONE	RCNLD		70,300
Common Wall	00	0%	Dep % Ovr		
Wall Height	10.00		Dep Ovr Comment		
1st Floor Use:	4320		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
TWR3	Tower - 3 Sty	L	388	662.77	2002		83		0.00	213,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,811	1,811	1,811	51.05	92,457	
Ttl Gross Liv / Lease Area		1,811	1,811	1,811		92,457	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AIRCOMM OF AVON LLC  PMB 353 4017 WASHINGTON RD MCMURRAY PA 15317								Description	Code	Appraised	Assessed	801  FY2025 BARNSTABLE, MA
							5	INDUSTR.	4320	308,600	308,600	
				<b>SUPPLEMENTAL DATA</b>				IND LAND	4320	257,400	257,400	<b>VISION</b>
				Alt Prcl ID	Split Zonin	Plan Ref.	324/36					
				BID Parcel	ResExpt Q	Land Ct#	#SR					
				#DL 1	A-1 & B	Life Estate	PP STATU					
				#DL 2		Assoc Pid#						
				GIS ID	F_971226_2713772			Total	566,000	566,000		

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AIRCOMM OF AVON LLC							11147	0052	12-31-1997	U	I	1	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FLYNN, PAUL P & SANDRA M							9621	0032	04-07-1995	U	I	1	B	2025	4320	308,600	2024	4320	307,500	2023	4320	307,500
CAPE TELEVISION, INC							8210	0024	09-18-1992	Q	I	340,000	U		4320	257,400		4320	257,400			
TAUNTON ATTLEBORO SEEKONK							7051	0268	02-07-1990	U	I	250	B									
SENTRY SERVICES CORP							6232	0072	04-27-1988	Q	I	511,430	U									
							Total							Total	566,000	Total	564,900	Total	564,900	Total	564,900	

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						
CI04				WBARNS	Appraised Bldg. Value (Card)				95,200	
					Appraised Xf (B) Value (Bldg)				0	
					Appraised Ob (B) Value (Bldg)				213,400	
					Appraised Land Value (Bldg)				257,400	
					Special Land Value				0	
					Total Appraised Parcel Value				566,000	
					Valuation Method				C	
					Total Appraised Parcel Value				566,000	

NOTES												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	4320	CBL-TV TR	RF	5		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		257,400

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	118	Utility Bldg								
Model	96	Ind/Comm								
Grade	C	Average								
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Occupancy	1.00									
Exterior Wall 1	14	Wood Shingle								
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								
Interior Floor 2										
Heating Fuel	01	None								
Heating Type	01	None								
AC Type	01	None								
Size Adj Tbl	4320	CBL-TV TR								
Total Rooms										
Bedrooms	00									
Full Bathrooms	0									
Bath Split	00	0 Full-0 Half								
Rms/Partitions	01	LIGHT								
Heat/AC	00	NONE								
Frame Type	02	WOOD FRAME								
Baths/Plumbing	00	NONE								
Ceiling/Wall	00	NONE								
Common Wall	00	0%								
Wall Height	10.00									
1st Floor Use:	4320									
Sewer Occupan										
<b>MIXED USE</b>										
		Code	Description	Percentage						
		4320	CBL-TV TR	100						
				0						
				0						
<b>COST / MARKET VALUATION</b>										
		RCN		31,113						
		Year Built		1993						
		Effective Year Built		1998						
		Depreciation Code		A						
		Remodel Rating								
		Year Remodeled								
		Depreciation %		20						
		Functional Obsol		0						
		External Obsol		0						
		Trend Factor		1						
		Condition								
		Condition %								
		Percent Good		80						
		RCNLD		24,900						
		Dep % Ovr								
		Dep Ovr Comment								
		Misc Imp Ovr								
		Misc Imp Ovr Comment								
		Cost to Cure Ovr								
		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
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	780	780	780	39.89	31,113				
Ttl Gross Liv / Lease Area		780	780	780		31,113				

