

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								801 FY2025 BARNSTABLE, MA VISION			
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNIS MA 02601											Description		Code	Appraised		Assessed							
											1		COMMERC.	316S	4,857,000		4,857,000						
													COM LAND	316S	1,780,400		1,780,400						
SUPPLEMENTAL DATA																							
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#															
Total												6,637,400		6,637,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
COASTAL SUN LP DERUYTER, PAUL TR SHIELDS, ROBERT M SR & ROBERT M JR SHIELDS, ROBERT M SR				9751	0115	07-15-1995	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				9751	0109	07-15-1995	U	I	2,700,000		1	2025	316S	4,857,000	2024	316S	5,375,100	2023	316S	5,428,000			
				6214	0299	04-15-1988	Q	V	2,200,000		U		316S	1,780,400		316S	1,780,400		316S	1,780,400			
				6125	0080	02-15-1988	Q	V	585,000		U	Total										6,637,400	Total
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 4,699,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 157,200 Appraised Land Value (Bldg) 1,780,400 Special Land Value 0 Total Appraised Parcel Value 6,637,400 Valuation Method C									
Total				0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B			Tracing			Batch			Total Appraised Parcel Value 6,637,400									
CI07											BARNs												
NOTES																							
--HYANNIS SUN SELF STORAGE-- (BLDG 1 = OFFC & 2 APTS												UA = MKT/INC ADJ											
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				07-11-2024	SR	01		03	Cycl Insp Comp						
201200385	01-24-2012	PVC	Solar PV Comm	1,520,000	06-30-2012	100	06-30-2012	SOLAR PV SYSTEM INSTALL				04-28-2020	GM	04		FR	Field Review						
90284	02-13-2006	CM	Commercial	160,000	07-31-2007	100	06-30-2007	ADD 2ND FL. OFFICE SPACE				09-25-2015	NF	03		16	In Office Review						
B32924	05-01-1989	NC	New Constructi	208,178	01-15-1995	100	12-31-1995	BA COMM'L				10-15-2014	JR	03		16	In Office Review						
												10-08-2014	NF	03		16	In Office Review						
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	IND	1	Barnstable	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		05	Vinyl/Asphalt			RCN			584,387		
Interior Floor 2											
Heating Fuel		03	Gas								
Heating Type		04	Hot Air			Year Built			1988		
AC Type		03	Central			Effective Year Built			2001		
Size Adj Tbl		031X	MU OFFICE			Depreciation Code			G		
Total Rooms						Remodel Rating					
Bedrooms		0				Year Remodeled					
Full Bathrooms		2				Depreciation %			18		
Bath Split		22	2 Full-2 Half			Functional Obsol			0		
Rms/Partitions		03	ABOVE AVERAGE			External Obsol			0		
Heat/AC		01	HEAT/AC PKGS			Trend Factor			1		
Frame Type		02	WOOD FRAME			Condition			UA		
Baths/Plumbing		03	ABOVE AVERAGE			Condition %			16		
Ceiling/Wall		05	SUS-CEIL & WL			Percent Good			98		
Common Wall		00	0%			RCNLD			572,700		
Wall Height		21.00				Dep % Ovr					
1st Floor Use:		3160				Dep Ovr Comment					
Sewer Occupan						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	
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	
SGN1	SIGN-1 SD W/	L	40	30.60			100		0.00	1,200	
SGN1	SIGN-1 SD W/	L	8	30.60			100		0.00	200	
SGNP	SIGN POST 6"	L	24	10.66			100		0.00	300	
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	214.61	243,799		
BMT	Basement Area				0	1,136	227	42.88	48,717		
FOP	Open Porch				0	258	39	32.44	8,370		
FUS	Upper Story				1,390	1,390	1,321	203.96	283,502		
Ttl Gross Liv / Lease Area					2,526	3,920	2,723		584,388		

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COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNISMA02601						Description	Code	Appraised	Assessed									
						COMMER.	316S	4,857,000	4,857,000									
						COM LAND	316S	1,780,400	1,780,400									
SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 1 #DL 2 GIS IDF_984910_2711465				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		6,637,400	6,637,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COASTAL SUN LP DERUYTER, PAUL TR SHIELDS, ROBERT M SR & ROBERT M JR SHIELDS, ROBERT M SR		97510115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed					
		97510109	07-15-1995	U	I	2,700,000	1	2025	316S	4,857,000	2024	316S	5,375,100					
		62140299	04-15-1988	Q	V	2,200,000	U		316S	1,780,400	2023	316S	1,780,400					
		61250080	02-15-1988	Q	V	585,000	U	Total		6,637,400	Total		7,155,500	Total	7,208,400			
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						APPRAISED VALUE SUMMARY									
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					4,699,800		
CIO7									BARNs		Appraised Xf (B) Value (Bldg)					0		
NOTES										Appraised Ob (B) Value (Bldg)					157,200			
48 bays										Appraised Land Value (Bldg)					1,780,400			
										Special Land Value					0			
										Total Appraised Parcel Value					6,637,400			
										Valuation Method					C			
										Total Appraised Parcel Value					6,637,400			
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			
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	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					MIXED USE					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	03	Concr Finished				RCN				482,195	
Interior Floor 2											
Heating Fuel	01	None				Year Built				1988	
Heating Type	01	None				Effective Year Built				2001	
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				472,600	
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	8,800	8,800	8,800	54.79	482,195					

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION								
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNISMA02601						Description	Code	Appraised	Assessed									
						COMMERCE	316S	4,857,000	4,857,000									
						COM LAND	316S	1,780,400	1,780,400									
SUPPLEMENTAL DATA																		
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 1 #DL 2 GIS IDF_984910_2711465				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		6,637,400	6,637,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COASTAL SUN LP DERUYTER, PAUL TR SHIELDS, ROBERT M SR & ROBERT M JR SHIELDS, ROBERT M SR		97510115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed					
		97510109	07-15-1995	U	I	2,700,000	1	2025	316S	4,857,000	2024	316S	5,375,100					
		62140299	04-15-1988	Q	V	2,200,000	U		316S	1,780,400		316S	1,780,400					
		61250080	02-15-1988	Q	V	585,000	U	Total		6,637,400	Total		7,155,500	Total	7,208,400			
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						APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				4,699,800				
CI07								BARNs		Appraised Xf (B) Value (Bldg)				0				
NOTES										Appraised Ob (B) Value (Bldg)				157,200				
54 bays.										Appraised Land Value (Bldg)				1,780,400				
										Special Land Value				0				
										Total Appraised Parcel Value				6,637,400				
										Valuation Method				C				
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	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					MIXED USE					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2						RCN			437,441		
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	01	None				Year Built			1988		
Heating Type	01	None				Effective Year Built			2001		
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			428,700		
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	56.08		437,441	

State Use 316S
Print Date 12/20/2024 10:07:04

VISION

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					MIXED USE					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2						RCN		406,203			
Interior Floor 1	03	Concr Finished				Year Built		1989			
Interior Floor 2						Effective Year Built		2001			
Heating Fuel	01	None				Depreciation Code		G			
Heating Type	01	None				Remodel Rating					
AC Type	01	None				Year Remodeled					
Size Adj Tbl	316S	SELF STORAGE				Depreciation %		18			
Total Rooms						Functional Obsol		0			
Bedrooms	00					External Obsol		0			
Full Bathrooms	0					Trend Factor		1			
Bath Split	00	0 Full-0 Half				Condition		UA			
Rms/Partitions	03	ABOVE AVERAGE				Condition %		14			
Heat/AC	00	NONE				Percent Good		96			
Frame Type	05	STEEL				RCNLD		390,000			
Baths/Plumbing	00	NONE				Dep % Ovr					
Ceiling/Wall	00	NONE				Dep Ovr Comment					
Common Wall	00	0%				Misc Imp Ovr					
Wall Height	10.00					Misc Imp Ovr Comment					
1st Floor Use:	316I					Cost to Cure Ovr					
Sewer Occupan						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	6,950			6,950	6,950	58.45	406,203			

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNISMA02601						Description	Code	Appraised	Assessed								
						COMMER.	316S	4,857,000	4,857,000								
						COM LAND	316S	1,780,400	1,780,400								
SUPPLEMENTAL DATA																	
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 1 #DL 2 GIS IDF_984910_2711465				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		6,637,400	6,637,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COASTAL SUN LP DERUYTER, PAUL TR SHIELDS, ROBERT M SR & ROBERT M JR SHIELDS, ROBERT M SR		97510115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed				
		97510109	07-15-1995	U	I	2,700,000	1	2025	316S	4,857,000	2024	316S	5,375,100				
		62140299	04-15-1988	Q	V	2,200,000	U		316S	1,780,400		316S	1,780,400				
		61250080	02-15-1988	Q	V	585,000	U	Total		6,637,400	Total		7,155,500	Total	7,208,400		
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									
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					MIXED USE					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2						RCN			545,529		
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	01	None				Year Built			1989		
Heating Type	01	None				Effective Year Built			2001		
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			523,700		
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	54.50	545,529		
								</			

State Use 316S
Print Date 12/20/2024 10:07:04

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					MIXED USE					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2						RCN			464,051		
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	01	None				Year Built			1997		
Heating Type	01	None				Effective Year Built			2007		
AC Type	01	None				Depreciation Code			G		
Size Adj Tbl	316S	SELF STORAGE				Remodel Rating					
Total Rooms						Year Remodeled					
Bedrooms	00					Depreciation %			13		
Full Bathrooms	0	0 Full-0 Half				Functional Obsol			0		
Bath Split	00	AVERAGE				External Obsol			0		
Rms/Partitions	02	NONE				Trend Factor			1		
Heat/AC	00	STEEL				Condition			UA		
Frame Type	05	NONE				Condition %			10		
Baths/Plumbing	00	NONE				Percent Good			97		
Ceiling/Wall	00	0%				RCNLD			450,100		
Common Wall	00					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				8,400	8,400	8,400	55.24	464,051		



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION							
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNISMA02601						Description	Code	Appraised	Assessed								
						COMMER.	316S	4,857,000	4,857,000								
						COM LAND	316S	1,780,400	1,780,400								
		SUPPLEMENTAL DATA															
		Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 1 #DL 2 GIS IDF_984910_2711465		Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total		6,637,400	6,637,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COASTAL SUN LP DERUYTER, PAUL TR SHIELDS, ROBERT M SR & ROBERT M JR SHIELDS, ROBERT M SR		9751	0115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
		9751	0109	07-15-1995	U	I	2,700,000	1	2025	316S	4,857,000	2024	316S	5,375,100			
		6214	0299	04-15-1988	Q	V	2,200,000	U		316S	1,780,400		316S	1,780,400			
		6125	0080	02-15-1988	Q	V	585,000	U	Total	6,637,400	Total	7,155,500	Total	7,208,400			
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									
CI07								BARNs									
NOTES																	
Slab & steel frame 1/97								Appraised Bldg. Value (Card)							4,699,800		
								Appraised Xf (B) Value (Bldg)							0		
								Appraised Ob (B) Value (Bldg)							157,200		
								Appraised Land Value (Bldg)							1,780,400		
								Special Land Value							0		
								Total Appraised Parcel Value							6,637,400		
								Valuation Method							C		
								Total Appraised Parcel Value							6,637,400		
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			
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					MIXED USE														
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage										
Exterior Wall 2						316S	SELF STORAGE			100										
Roof Structure	03	Gable/Hip								0										
Roof Cover	01	Metal/Tin								0										
Interior Wall 1	01	Minimum				COST / MARKET VALUATION														
Interior Wall 2																				
Interior Floor 1	03	Concr Finished				RCN				437,441										
Interior Floor 2																				
Heating Fuel	01	None				Year Built				1997										
Heating Type	01	None				Effective Year Built				2007										
AC Type	01	None				Depreciation Code				G										
Size Adj Tbl	316S	SELF STORAGE				Remodel Rating														
Total Rooms						Year Remodeled														
Bedrooms	00					Depreciation %				13										
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				97										
Ceiling/Wall	00	NONE				RCNLD				424,300										
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										

State Use 316S
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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					MIXED USE					
Exterior Wall 1	27	Pre-finish Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2						RCN			400,620		
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	01	None				Year Built			1990		
Heating Type	01	None				Effective Year Built			2001		
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			384,600		
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				7,000	7,000	7,000	57.23	400,620		

25BAS	280	25
	280	



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VISION

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					MIXED USE				
Exterior Wall 1	27	Pre-finsh Metl				Code	Description		Percentage	
Exterior Wall 2						316S	SELF STORAGE		100	
Roof Structure	03	Gable/Hip							0	
Roof Cover	01	Metal/Tin							0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION				
Interior Wall 2						RCN		510,872		
Interior Floor 1	03	Concr Finished								
Interior Floor 2										
Heating Fuel	01	None				Year Built		1989		
Heating Type	01	None				Effective Year Built		2001		
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		490,400		
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				9,450	9,450	9,450	54.06	510,872	

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION						
COASTAL SUN LP 270 COMMUNICATION WAY, 7-B HYANNISMA02601						Description	Code	Appraised	Assessed							
						COMMER.	316S	4,857,000	4,857,000							
						COM LAND	316S	1,780,400	1,780,400							
SUPPLEMENTAL DATA																
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1LOT 1 #DL 2 GIS IDF_984910_2711465				Plan Ref. Land Ct# #SR Life Estate PP STATU Assoc Pid#		Total6,637,4006,637,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COASTAL SUN LP DERUYTER, PAUL TR SHIELDS, ROBERT M SR & ROBERT M JR SHIELDS, ROBERT M SR		97510115	07-15-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
		97510109	07-15-1995	U	I	2,700,000	1	2025	316S	4,857,000	2024	316S	5,375,100			
		62140299	04-15-1988	Q	V	2,200,000	U		316S	1,780,400		316S	1,780,400			
		61250080	02-15-1988	Q	V	585,000	U	Total6,637,400		Total7,155,500		Total7,208,400				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int			
									APPRAISED VALUE SUMMARY							
									Appraised Bldg. Value (Card)4,699,800							
									Appraised Xf (B) Value (Bldg)0							
									Appraised Ob (B) Value (Bldg)157,200							
									Appraised Land Value (Bldg)1,780,400							
									Special Land Value0							
									Total Appraised Parcel Value6,637,400							
									Valuation MethodC							
									Total Appraised Parcel Value6,637,400							
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		
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
10	316S	SELF STORAGE	IND	1		0 SF	0.00	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units0.00ACParcel Total Land Area:6.31Total Land Value1,780,400																

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					MIXED USE					
Exterior Wall 1	27	Pre-finsh Metl				Code	Description			Percentage	
Exterior Wall 2						316S	SELF STORAGE			100	
Roof Structure	03	Gable/Hip								0	
Roof Cover	01	Metal/Tin								0	
Interior Wall 1	01	Minimum				COST / MARKET VALUATION					
Interior Wall 2						RCN		586,124			
Interior Floor 1	03	Concr Finished									
Interior Floor 2											
Heating Fuel	01	None				Year Built		1989			
Heating Type	01	None				Effective Year Built		2001			
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						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		562,700			
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				11,200	11,200	11,200	52.33	586,124		

20

BAS

560

20

