TOWN OF TYNGSBOROUGH - ASSESSORS OFFICE
25 Bryant Lane, Tyngsborough, MA 01879
978-649-2300 x 121

CELL TOWER INCOME & EXPENSE FORM
FISCAL YEAR 2027

Owner of Record (Property Owner):	
Location of Cell Tower:	**Parcel ID:**
Leasee Name/Contact Name:	**LUC:**
Leasee Email:	**Leasee Phone:**

YEAR ENDING:	**12/31/2025**
FISCAL YEAR	**2027**

CELL TOWER LAND & CONSTRUCTION GENERAL DATA		
LAND AREA TYPE : (circle one)	OWNED	LEASED
IF LEASED, WHAT IS THE YEARLY RENT?		
LAND AREA:		
YEAR BUILT:		
APPROXIMATE COST OF CONSTRUCTION:		
HEIGHT IN LINEAR FEET:		
TYPE OF CONSTRUCTION: (MONOPOLE, GUYED, ETC)		
ARE THE REAL ESTATE TAXES PAID BY YOU OR THE OWNER?		
ARE THERE AUXILIARY BUILDINGS ON SITE?		
IF YES, PLEASE DESCRIBE CONSTRUCTION, USE, SQ. FOOTAGE AND AGE:		

INCOME FOR CALENDAR YEAR 2025

TOTAL NUMBER OF TENANTS/LEASEES	
TOTAL NUMBER OF LEVELS (IF APPLICABLE)	
TOTAL POTENTIAL GROSS INCOME FROM ALL SITES (ANNUAL RENT AS IF FULLY RENTED)	
OTHER GROSS INCOME (PLEASE DESCRIBE)	
OTHER GROSS INCOME (PLEASE DESCRIBE)	
OTHER GROSS INCOME (PLEASE DESCRIBE)	
OTHER GROSS INCOME (PLEASE DESCRIBE)	
TOTAL POTENTIAL GROSS INCOME (ADD TOTAL POTENTIAL GROSS INCOME AND ALL OTHER GROSS INCOME)	
LOSS DUE TO VACANCY (SUBTRACT ACTUAL RENT RECEIVED FROM TOTAL POTENTIAL GROSS INCOME IF DIFFERENCE DUE TO VACANCY)	
LOSS DUE TO CONCESSIONS/BAD DEBT (SUBTRACT ACTUAL RENT RECEIVED FROM TOTAL POTENTIAL GROSS INCOME IF DIFFERENCE DUE TO CONC.)	
TOTAL COLLECTION LOSS (ADD VACANCY AND CONCESSIONS/BAD DEBT)	
EFFECTIVE GROSS INCOME (SUBTRACT TOTAL COLLECTION LOSS FROM TOTAL POTENTIAL GROSS INCOME)	

EXPENSES FOR CALENDAR YEAR 2025

EXPENSE TYPE	AMOUNT	EXPENSE TYPE	AMOUNT
MANAGEMENT FEE		MAINTENANCE SNOW REMOVAL	
LEGAL/ACCOUNTING		INSURANCE (1 YEAR PREMIUM)	
PAYROLL		RESERVES FOR REPLACEMENT	
TELEPHONE		TRAVEL	
ADVERTISING		OTHER (PLEASE DESCRIBE)	
COMMISSIONS		OTHER (PLEASE DESCRIBE)	
REPAIRS		OTHER (PLEASE DESCRIBE)	
UTILITIES - ELECTRIC		OTHER (PLEASE DESCRIBE)	
MAINTENANCE CONTRACT FEE		OTHER (PLEASE DESCRIBE)	
MAINTENANCE SUPPLIES		**TOTAL**	
MAINTENANCE GROUNDSKEEPING		REAL ESTATE TAXES	

Owner or Authorized Agent:
Signature:
Phone:
Email: