

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CRANBERRY SUNSET FARM LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
113 FIRST AVENUE						COMMERC.	3820	181,200	181,200	
OSTERVILLE MA 02655						COM LAND	3820	361,000	361,000	
SUPPLEMENTAL DATA										
Alt Prcl ID				Plan Ref. 567/29						
Split Zonin				Land Ct#						
BID Parcel				#SR						
ResExpt Q				Life Estate						
#DL 1 LOT 1				PP STATU						
#DL 2				Assoc Pid#						
GIS ID F_955773_2701241						Total 542,200 542,200				

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CRANBERRY SUNSET FARM LLC							25555	0247	07-11-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BALLOTTI, LESLIE							21930	0309	04-11-2007	U	I	0	1A	2025	3820	181,200	2024	3820	194,000	2023	3820	194,000
BALDWIN, LESLIE & CARREIRO, RICHARD							20158	0341	08-15-2005	U	I	0	1A		3820	361,000		3820	361,000		3820	361,000
SUNBERRY FARMS INC							14178	0206	08-28-2001	U	I	395,000	1									
KOMAR, RODERIC & MARILYN							2765	0034	08-14-1978	U	V	0										
Total													542,200	Total	555,000	Total	555,000	Total	555,000			

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							
CI07				MARSTM							
NOTES											
Total Appraised Parcel Value										542,200	

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
17-995	05-01-2017	803	Addn Alt-Comm	103,926	03-30-2018	100	08-29-2017	40x30 8 stall barn and breeze	05-04-2020	GM	04		FR	Field Review
201501259	03-23-2015	SB	Stable	80,000	11-25-2015	100	01-06-2016	60'X112'X14 RIDING ARENA	03-30-2018	SR	01		02	Bldg Permit Completed
200802679	05-08-2008	RE	Remodel	1,000	08-20-2008	100	06-30-2009	1/2 BATH BARN	08-16-2016	JR	03		16	In Office Review
B33302	10-01-1989	AD	Addition	15,500	01-15-1990	100	12-31-1990	MM BARN	01-06-2016	SR	02		02	Bldg Permit Completed
									06-15-2015	NF	03		16	In Office Review
									06-11-2015	SR	02		13	CALL BACK
									04-23-2009	JR	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	3820	RIDING STABLE	RF	3	Marstons	1.000	AC 330,000.00	1.00000	C	1.00	CI03	0.500		0	165,000	165,000
1	3820	RIDING STABLE	RF	3		11.000	AC 39,600.00	1.00000	R	1.00	CI03	0.500		0	17,820	196,000
Total Card Land Units						12.00	AC	Parcel Total Land Area: 12.00						Total Land Value		361,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	94	Outbuildings			
Model	94	Commercial			
Grade	C	Average			
Stories					
Occupancy			MIXED USE		
Exterior Wall 1	01	Minimum	Code	Description	Percentage
Exterior Wall 2			3820	RIDING STABLE	100
Roof Structure	03	Gable/Hip			0
Roof Cover	03	Asph/F Gls/Cmp			0
Interior Wall 1	01	Minimum	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	01	Dirt/None	RCN		12,403
Interior Floor 2					
Heating Fuel	01	None	Year Built		0
Heating Type	01	None	Effective Year Built		1925
AC Type	01	None	Depreciation Code		
Size Adj Tbl	3820	RIDING STABLE	Remodel Rating		
Total Rooms	1		Year Remodeled		
Bedrooms	0		Depreciation %		70
Full Bathrooms	0		Functional Obsol		0
Bath Split	0		External Obsol		0
Rms/Partitions	00		Trend Factor		1
Heat/AC	00	NONE	Condition		
Frame Type	02	WOOD FRAME	Condition %		
Baths/Plumbing	00	NONE	Percent Good		30
Ceiling/Wall	00	NONE	RCNLD		3,700
Common Wall			Dep % Ovr		
Wall Height	0.00		Dep Ovr Comment		
1st Floor Use:			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
BRN3	Barn w loft	L	896	39.66	1989		65	00	1.00	23,100
ARNA	Riding Arena-Lo	L	6,720	13.08	2015		91	C	1.00	80,000
STB1	Stable/Avg Qty	L	480	33.30	2015		91	E	0.75	10,900
STB1	Stable/Avg Qty	L	440	33.30	1989		65	E	0.75	7,100
SHED	Shed	L	192	18.00	1989		40		0.00	1,400
FOPD	FOP-CONCRE	L	128	31.41	1989		30	C	1.00	1,100
FNCC	CORRAL FENC	L	2,448	11.44	1989		30	C	1.00	8,400
FNC8	GATE, FENCE	L	8	1311.00	1989		40		0.00	4,200
STB1	Stable/Avg Qty	L	1,200	33.30	2018		94	C+	1.10	41,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	400	400	400	17.27	6,910	
BRN	Barn	0	1,720	258	2.59	4,457	
FOP	Open Porch	0	400	60	2.59	1,036	
Ttl Gross Liv / Lease Area		400	2,520	718		12,403	

