

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 BARNSTABLE, MA VISION						
SANBORN SCHOOLS LLC					1 Lake/Pond Fro	Description	Code	Appraised	Assessed							
35 FAIR ACRES DRIVE					6	COMMERC.	3520	387,400	387,400							
MARSTONS MIL MA 02648		SUPPLEMENTAL DATA				COM LAND	3520	403,000	403,000							
Alt Prcl ID		Split Zonin		Plan Ref. 352/44												
BID Parcel		ResExpt Q		Land Ct#												
#DL 1 LOT 3		#DL 2		Life Estate												
GIS ID F_958265_2706401				PP STATU												
				Assoc Pid#												
						Total		790,400	790,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SANBORN SCHOOLS LLC		18239 0133	02-20-2004	U	I	750,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LARSON, CAROLYN S & CRAIG G		6056 0066	12-15-1987	U	I	1	A	2025	3520	387,400	2024	3520	377,600	2023	3520	377,600
LARSON, CAROLYN S		5969 0154	10-15-1987	U	I	1	A		3520	403,000		3520	403,000		3520	403,000
LARSON, CHARLES E & CAROLYN S		1366 1146	05-25-1967	U		0		Total		790,400	Total		780,600	Total		780,600
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		Appraised Bldg. Value (Card)						383,800
CI09								MARSTM		Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						3,600
										Appraised Land Value (Bldg)						403,000
										Special Land Value						0
										Total Appraised Parcel Value						790,400
										Valuation Method						C
										Total Appraised Parcel Value						790,400
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
BLDC-24-12	06-10-2024	809		75,000		0		Remove two existing decks, e			07-24-2021	CK	01		03	Cycl Insp Comp
BLDC-24-74	04-04-2024	803	Addn Alt-Comm	6,666		100		Fiberglass insulation to crawls			05-01-2020	GM	04		FR	Field Review
EXPC-22-11	12-28-2022	835	Sid/Wind/Roof/	70,000		100		Replacing exterior trim as well			05-11-2012	RB	03		16	In Office Review
201401787	04-07-2014	CM	Commercial	1,000	06-30-2014	100	06-30-2014	REPAIR/REPLC JOIST HANG			01-25-2012	JR	03		16	In Office Review
200902787	06-17-2009	NW	New Windows	5,000	11-18-2009	100	06-30-2010	10 WINDOW REPL - SAME A			11-18-2009	MK	02		52	New Construction
200900087	01-08-2009	NR	New Roof	2,500	06-30-2009	100	06-30-2009	PARTIAL/MAIN BLD BOTH SI			09-15-2008	JR	03		16	In Office Review
200705212	08-21-2007	NW	New Windows	6,000	06-30-2008	100	12-31-2007	REPL 20 WINDOWS - ANDER			05-03-2007	NF	02		01	Meas/Est
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	3520	DAY CARE M94	RF	3	Marstons	1.000	AC 330,000.00	1.00000	C	1.00	CI11	1.100	SHUBAEL POND		0	363,000
1	3520	DAY CARE M94	RF	3		1.010	AC 39,600.00	1.00000	R	1.00		1.000	CHILD CARE		0	39,600
Total Card Land Units						2.01	AC	Parcel Total Land Area: 2.01				Total Land Value				403,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	24	Daycare Center			
Model	94	Commercial			
Grade	C	Average			
Stories	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	01	None			
Size Adj Tbl	3520	DAY CARE M94			
Total Rooms	5				
Bedrooms	01				
Full Bathrooms	04				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	03	HEAT ONLY			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Common Wall	00	0%			
Wall Height	8.00				
1st Floor Use:					
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3520	DAY CARE M94	100
		0
		0

COST / MARKET VALUATION	
RCN	518,590
Year Built	1930
Effective Year Built	1991
Depreciation Code	G
Remodel Rating	04
Year Remodeled	1987
Depreciation %	26
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	383,800
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
PRG1	Pergola-Avg	L	240	18.00	2004		60	C	1.00	2,600
SHED	Shed	L	96	18.00	2004		60		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,152	3,152	3,152	127.70	402,510	
BMT	Basement Area	0	996	199	25.51	25,412	
FOP	Open Porch	0	84	13	19.76	1,660	
FUS	Upper Story	720	720	684	121.32	87,347	
WDK	Wood Deck	0	256	13	6.48	1,660	
Ttl Gross Liv / Lease Area		3,872	5,208	4,061		518,589	

