

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
POYANT, MARCEL R 20F CAMP OPECHEE RD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed		
			4 Gas			COMMERC.	3230	4,900,000	4,900,000		
			6 Septic			COM LAND	3230	2,122,600	2,122,600		
SUPPLEMENTAL DATA						Total				7,022,600	7,022,600
Alt Prcl ID Split Zonin RC;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_971087_2702417				Plan Ref. 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)									
POYANT, MARCEL R		C131	0	10-15-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POYANT, MARCEL R		2072	0008		U		0		2023	3230	4,900,000	2022	3230	4,670,500	2021	3230	4,795,200
										3230	2,122,600		3230	1,480,100		3230	1,720,700
										3230						3230	485,100
									Total		7,022,600	Total		6,150,600	Total		7,001,000

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										
CI15				CENVIL										

NOTES										VISIT / CHANGE HISTORY										
--P/O CENTERVILLE SHOPPING CTR-- BLDG 1 = POST OFFC										Date	Id	Type	Is	Cd	Purpost/Result					
										04-29-2020	GM	04		FR	Field Review					
										07-13-2018	SR	01		03	Cycl Insp Comp					
										12-09-2015	JR	03		16	In Office Review					
										12-01-2014	JR	03		16	In Office Review					
										08-24-2010	TP	03		16	In Office Review					
										10-15-2008	NF	03		16	In Office Review					
										08-11-2005	JS	02		02	Bldg Permit Completed					
										Total Appraised Parcel Value										7,022,600

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
BLDC-23-17	08-21-2023	860	Change of Use-	0		100		<div>Please see IEBC Analsi		04-29-2020	GM	04		FR	Field Review				
SIGN-23-91	05-17-2023	836	Sign	0		100		Refacing the existing Fein Thin		07-13-2018	SR	01		03	Cycl Insp Comp				
SIGN-23-45	04-11-2023	836	Sign	0		100		Refacing the existing Centerville		12-09-2015	JR	03		16	In Office Review				
EXPC-22-6	09-02-2022	835	Sid/Wind/Roof/	25,000		100		Units 1648-1662 Centerville S		12-01-2014	JR	03		16	In Office Review				
20-2305	09-10-2020	836	Sign	300		100		To put up store name sign on t		08-24-2010	TP	03		16	In Office Review				
19-774	03-12-2019	836	Sign	0		100		Replace existing roof sign 17.2		10-15-2008	NF	03		16	In Office Review				
19-569	02-22-2019	803	Addn Alt-Comm	4.665		100		Cape Cod Five Cents Savings.		08-11-2005	JS	02		02	Bldg Permit Completed				

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	3230	SHGCTR- MDL-	SPLI	3		3.500	AC	330,000.00	1.00000	C	1.00	CI15	1.800		0	594,000	2,079,000		
1	3230	SHGCTR- MDL-		3		1.100	AC	39,600.00	1.00000	R	1.00		1.000		0	39,600	43,600		
Total Card Land Units						4.60	AC	Parcel Total Land Area: 4.60						Total Land Value					2,122,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	112	Post Office - Branch			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	20	Brick/Masonry			
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			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3500	POST OFFICE			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	02	0 Full-2 Half			
Rms/Partitions	02	AVERAGE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	14.00				
1st Floor Use:	3231				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3230	SHGCTR- MDL-94	100
		0
		0

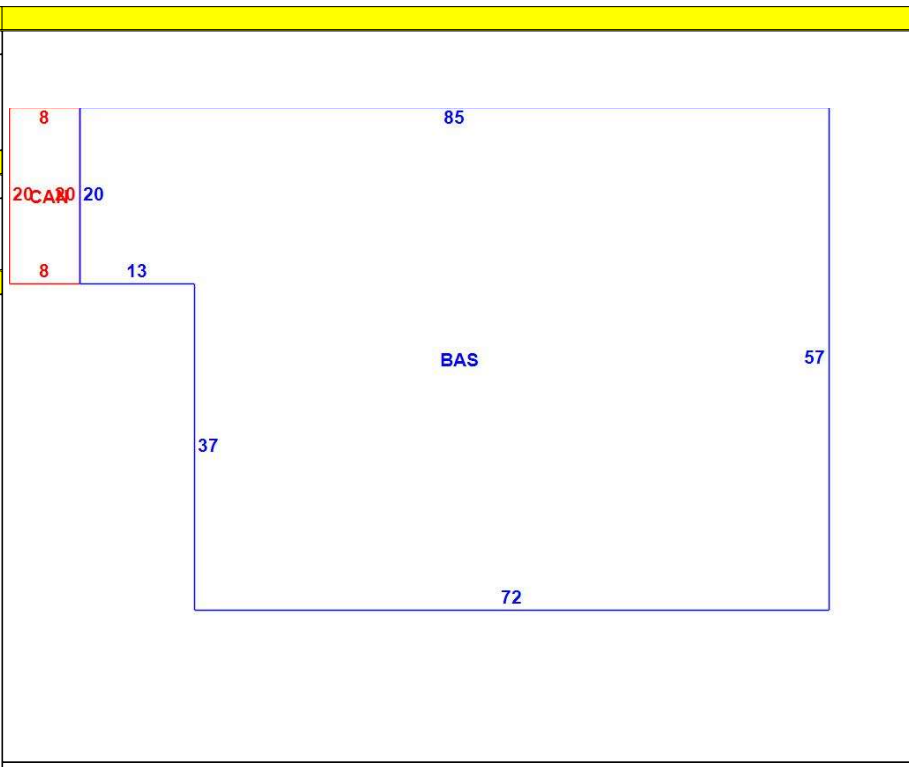
COST / MARKET VALUATION		
RCN		824,980
Year Built		1976
Effective Year Built		1993
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		20
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		80
RCNLD		660,000
Dep % Ovr		
Dep Ovr Comment		
Misc 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
PAV1	PAVING-ASPH	L	150.00	3.00	2000		62		0.00	279,000
FNC3	FENCE-6' CHAI	L	19	22.04	2000		62		0.00	300
FNC7	Chain Link Gate	L	1	810.42	2000		62		0.00	500
FNC8	GATE, FENCE	L	2	1311.00	2000		62		0.00	1,600
FNG3	GATE, C.L. 6'H	L	10	464.21	2000		62		0.00	2,900
FNC4	Fence-Chain Li	L	226	28.39	2000		62	C	1.00	4,000
FNC2	Fence-6' W/d	L	108	27.85	2000		62		0.00	1,900
FGPL	Flagpole-25'	L	1	2229.00	2000		62		0.00	1,400
LTHL	Halide Light Flx	L	5	1495.00	2000		62		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,364	4,364	4,364	188.35	821,966
CAN	Canopy	0	160	16	18.84	3,014
Ttl Gross Liv / Lease Area		4,364	4,524	4,380		824,980



10.5.2017

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION			
POYANT, MARCEL R 20F CAMP OPECHEE RD CENTERVILLE MA 02632	1	Level	2	Public Water	1	Paved	4	Bus. District	Description		Code	Appraised	Assessed
			4	Gas					COMMERC.		3230	4,900,000	4,900,000
			6	Septic					COM LAND	3230	2,122,600	2,122,600	
SUPPLEMENTAL DATA						Total		7,022,600	7,022,600				
Alt Prcl ID		Split Zonin RC;HB		Plan Ref.		Land Ct#							
BID Parcel		ResExpt Q		#SR		Life Estate		PP STATU					
#DL 1		#DL 2		Assoc Pid#									
GIS ID		F_971087_2702417											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
POYANT, MARCEL R	C131	0	10-15-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POYANT, MARCEL R	2072	0008		U		0		2023	3230	4,900,000	2022	3230	4,670,500	2021	3230	4,795,200
									3230	2,122,600		3230	1,480,100		3230	1,720,700
									3230						3230	485,100
Total								Total		7,022,600	Total		6,150,600	Total		7,001,000

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY								
									Appraised Bldg. Value (Card)								4,338,600
Total			0.00					Appraised Xf (B) Value (Bldg)								76,300	
								Appraised Ob (B) Value (Bldg)								485,100	
								Appraised Land Value (Bldg)								2,122,600	
								Special Land Value								0	
								Total Appraised Parcel Value								7,022,600	
								Valuation Method								C	
								Total Appraised Parcel Value								7,022,600	

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

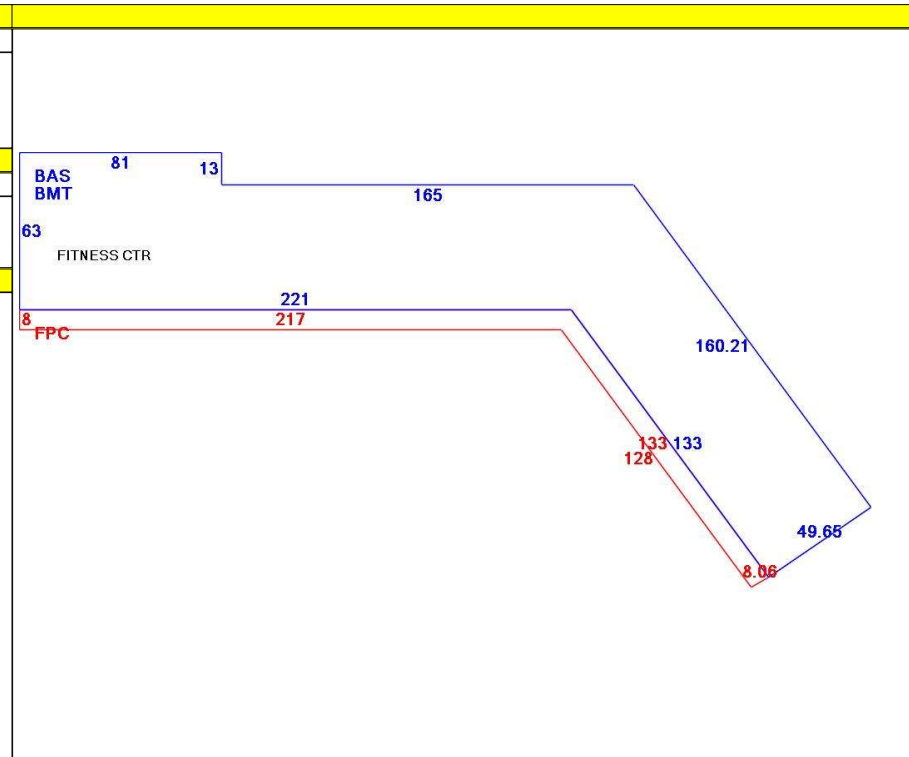
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
2	3230	SHGCTR- MDL-	SPLI	3		0.000	AC	0.00	1.00000	0	1.00	1.000		0	0	0
Total Card Land Units						0.00	AC	Parcel Total Land Area: 4.60				Total Land Value				2,122,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	11				
Occupancy	12.00				
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	RCN		3,284,720
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1976
AC Type	03	Central	Effective Year Built		1993
Size Adj Tbl	3230	SHGCTR- MDL-94	Depreciation Code		G
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		20
Bath Split	0B	0 Full-11 Half	Functional Obsol		0
Rms/Partitions	04	EXTENSIVE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	03	ABOVE AVERAGE	Condition %		
Ceiling/Wall	05	SUS-CEIL & WL	Percent Good		80
Common Wall	00	0%	RCNLD		2,627,800
Wall Height	14.00		Dep % Ovr		
1st Floor Use:	3231		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
PAT1	Patio- Average	L	475	5.89	2000		62		0.00	1,700
SGN2	DOUBLE SIDE	L	120	39.53	2000		62		0.00	2,900
SPO2	SIGN POST ST	L	36	73.02	2000		62		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	20,015	20,015	20,015	134.42	2,690,334				
BMT	Basement Area	0	20,015	4,003	26.88	538,067				
FPC	Open Porch Conc. Floor	0	2,795	419	20.15	56,320				
Ttl Gross Liv / Lease Area		20,015	42,825	24,437		3,284,721				



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
POYANT, MARCEL R 20F CAMP OPECHEE RD CENTERVILLE MA 02632		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed		
			4 Gas			COMMERC.	3230	4,900,000	4,900,000		
			6 Septic			COM LAND	3230	2,122,600	2,122,600		
SUPPLEMENTAL DATA						Total				7,022,600	7,022,600
Alt Prcl ID		Split Zonin RC;HB		Plan Ref.							
BID Parcel				Land Ct#							
ResExpt Q				#SR							
#DL 1				Life Estate							
#DL 2				PP STATU							
GIS ID		F_971087_2702417		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
POYANT, MARCEL R		C131	0	10-15-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POYANT, MARCEL R		2072	0008		U		0		2023	3230	4,900,000	2022	3230	4,670,500	2021	3230	4,795,200
										3230	2,122,600		3230	1,480,100		3230	1,720,700
										3230						3230	485,100
									Total		7,022,600	Total		6,150,600	Total		7,001,000

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					
CI15				CENVIL					

NOTES										APPRAISED VALUE SUMMARY				
CAPE COD 5CTS SAVINGS BANK										Appraised Bldg. Value (Card)				4,338,600
										Appraised Xf (B) Value (Bldg)				76,300
										Appraised Ob (B) Value (Bldg)				485,100
										Appraised Land Value (Bldg)				2,122,600
										Special Land Value				0
										Total Appraised Parcel Value				7,022,600
										Valuation Method				C
										Total Appraised Parcel Value				7,022,600

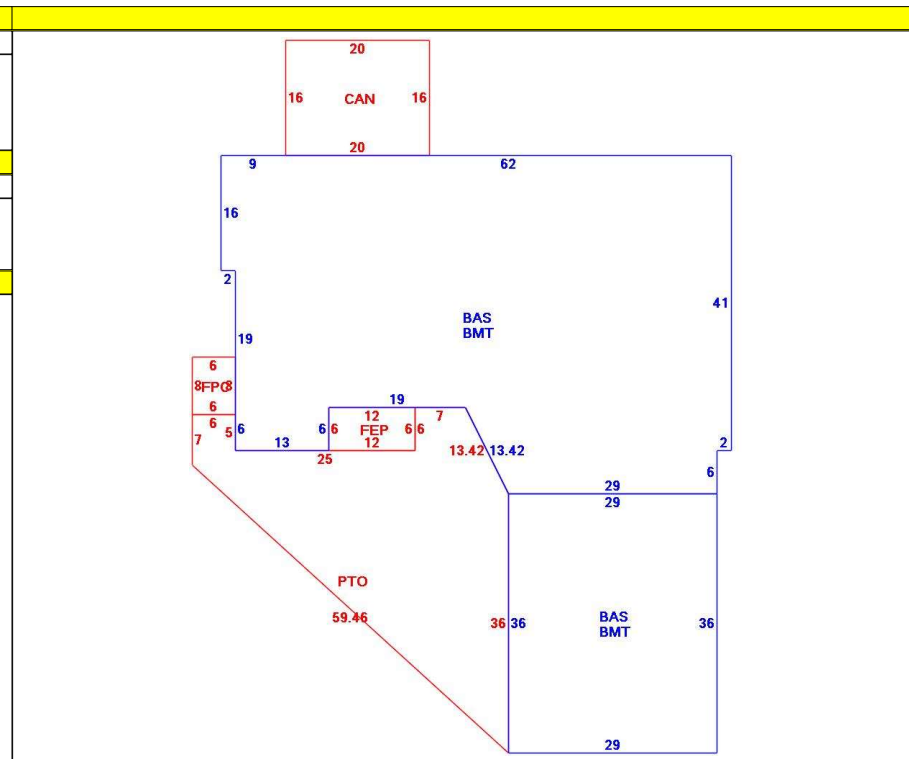
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									04-12-2021	TR	03		15	Abatement Review	

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			
3	3230	SHGCTR- MDL-	SPLI	3		0 SF	0.00	1.00000	0	1.00		1.000			0	0			
Total Card Land Units						0.00	AC	Parcel Total Land Area: 4.60						Total Land Value					2,122,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	31	Branch Bank			
Model	94	Commercial			
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	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3410	BANK BLDG			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	04	0 Full-4 Half			
Rms/Partitions	03	ABOVE AVERAGE			
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Common Wall	00	0%			
Wall Height	10.00				
1st Floor Use:	3230				
Sewer Occupan					

MIXED USE		
Code	Description	Percentage
3230	SHGCTR- MDL-94	100
		0
		0

COST / MARKET VALUATION		
RCN		1,250,948
Year Built		1975
Effective Year Built		1999
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		1,050,800
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
VLT2	VAULT-GOOD	B	240	263.85	1999		84		0.00	53,200
VLTD	Vault Door - Ba	L	2	34484.00	1975		56		0.00	38,600
DUW	W/PNEU TUBE	B	1	27489.00	1999		84		0.00	23,100
ATM1	Automatic Teller	L	2	50500.00	2010		91		0.00	91,900
GEN2	Commercial Ge	L	1	61500.00	2010		82		0.00	50,400
FGPL	Flagpole-25'	L	1	2229.00	2010		82		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,965	3,965	3,965	256.66	1,017,647	
BMT	Basement Area	0	3,965	793	51.33	203,529	
CAN	Canopy	0	320	32	25.67	8,213	
FEP	Enclosed Porch	0	72	25	89.12	6,416	
FPC	Open Porch Conc. Floor	0	48	7	37.43	1,797	
PTO	Patio	0	1,040	52	12.83	13,346	
Ttl Gross Liv / Lease Area		3,965	9,410	4,874		1,250,948	

