

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POYANT, MARCEL R TR PLAZA TWENTY-EIGHT NOM TRUST 20F CAMP OPECHEE ROAD  CENTERVILLE MA 02632						Description	Code	Appraised	Assessed	801  FY2024 BARNSTABLE, MA  <b>VISION</b>
						COMMERC.	323N	1,057,700	1,057,700	
						COM LAND	323N	1,021,100	1,021,100	
SUPPLEMENTAL DATA						Total		2,078,800	2,078,800	
Alt Prcl ID Split Zonin RB;HB BID Parcel ResExpt Q #DL 1 #DL 2 GIS ID F_985402_2704640				Plan Ref. 182/81 Land Ct# #SR Life Estate PP STATU Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
POYANT, MARCEL R TR		12801	0023	01-27-2000	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POYANT, JULIE M		2072	0002	07-18-1974	U		0		2023	323N	1,057,700	2022	323N	972,500	2021	323N	926,000
										323N	1,021,100		323N	753,000		323N	753,000
										323N			323N	41,500			41,500
									Total		2,078,800	Total		1,725,500	Total		1,720,500

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					
CI17				HYAN					

NOTES										VISIT / CHANGE HISTORY						
AMERICAN TILE + 5 (3 OF 6 UNITS VAC 5/20 = 40% OF BLDG)										Date	Id	Type	Is	Cd	Purpost/Result	
										08-01-2021	CK	02		03	Cycl Insp Comp	
										04-29-2020	GM	04		FR	Field Review	
										08-23-2011	MK	01		03	Cycl Insp Comp	
										06-15-2011	JR	01		03	Cycl Insp Comp	
										10-02-2008	JR	03		16	In Office Review	
										Total Appraised Parcel Value						2,078,800

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-21-26	01-19-2022	803	Addn Alt-Comm	15,000	06-30-2022	100	06-30-2022	building cooler and cold room t		08-01-2021	CK	02		03	Cycl Insp Comp
EXPC-21-6	09-21-2021	835	Sid/Wind/Roof/	5,000	06-30-2022	100	06-30-2022	Emergency; replace section of		04-29-2020	GM	04		FR	Field Review
SIGN-21-76	07-02-2021	836	Sign	0	06-30-2022	100	06-30-2022	Rectangle Sign measuring 96-		08-23-2011	MK	01		03	Cycl Insp Comp
BLDC-21-61	04-02-2021	803	Addn Alt-Comm	25,000	06-30-2021	100	06-30-2021	No construction, just repair plu		06-15-2011	JR	01		03	Cycl Insp Comp
20-2379	09-23-2020	803	Addn Alt-Comm	50	06-30-2021	100	06-30-2021	No construction. Tenant fit out		10-02-2008	JR	03		16	In Office Review
19-4102	12-09-2019	836	Sign	0	06-30-2020	100	06-30-2020	STUDIO X ONE FREE STAN							
19-4101	12-09-2019	836	Sign	0	06-30-2020	100	06-30-2020	1 SIGN FOR STUDIO X ONE							

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	323N	SHPCTR-NBHD	SPLI	4		1.500	AC	330,000.00	1.00000	C	1.00	CI17	2.000		0	660,000	990,000
1	323N	SHPCTR-NBHD	SPLI	4		0.860	AC	39,600.00	0.91282	R	1.00		1.000		0	36,146.88	31,100
Total Card Land Units						2.36	AC	Parcel Total Land Area: 2.36				Total Land Value				1,021,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	105	Strip Retail			
Model	94	Commercial			
Grade	C	Average			
Stories	1				
Occupancy	6.00				
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	RCN		1,317,962
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air	Year Built		1960
AC Type	03	Central	Effective Year Built		1985
Size Adj Tbl	323N	SHPCTR-NBHD M94	Depreciation Code		A
Total Rooms			Remodel Rating		
Bedrooms	00		Year Remodeled		
Full Bathrooms	0		Depreciation %		26
Bath Split	00	0 Full-0 Half	Functional Obsol		0
Rms/Partitions	02	AVERAGE	External Obsol		0
Heat/AC	01	HEAT/AC PKGS	Trend Factor		1
Frame Type	02	WOOD FRAME	Condition		
Baths/Plumbing	02	AVERAGE	Condition %		
Ceiling/Wall	08	TYPICAL	Percent Good		74
Common Wall	00	0%	RCNLD		975,300
Wall Height	16.00		Dep % Ovr		
1st Floor Use:	325I		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
PAV1	PAVING-ASPH	L	35,000	3.00	1985		32		0.00	33,600
SPR1	SPRINKLERS-	B	11,620	4.10	1985		74		0.00	35,300
SGN3	DBL SIDED W/I	L	64	199.92	2000		62		0.00	7,900
LT1	LT POLE W/MH	L	2	4251.00	1996		54		0.00	4,600
FNC1	Fence C.L. 6' Vi	L	67	26.45	1996		54		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	11,620	11,620	11,620	105.01	1,220,199	
CAN	Canopy	0	914	91	10.45	9,556	
MZ1	Mezz Unfin	1,050	2,100	840	42.00	88,207	
Ttl Gross Liv / Lease Area		12,670	14,634	12,551		1,317,962	

