

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 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	4,999,000	4,999,000		
			6 Septic		3	COM LAND	3230	2,122,600	2,122,600		
SUPPLEMENTAL DATA						Total				7,121,600	7,121,600
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		2025	3230	4,999,000	2024	3230	4,900,000	2023	3230	4,900,000
										3230	2,122,600		3230	2,122,600		3230	2,122,600
									Total		7,121,600	Total		7,022,600	Total		7,022,600

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											
CI15								CENVIL											
NOTES																			
--P/O CENTERVILLE SHOPPING CTR-- BLDG 1 = POST OFFC																			
Appraised Bldg. Value (Card)										4,438,300									
Appraised Xf (B) Value (Bldg)										76,300									
Appraised Ob (B) Value (Bldg)										484,400									
Appraised Land Value (Bldg)										2,122,600									
Special Land Value										0									
Total Appraised Parcel Value										7,121,600									
Valuation Method										C									
Total Appraised Parcel Value										7,121,600									

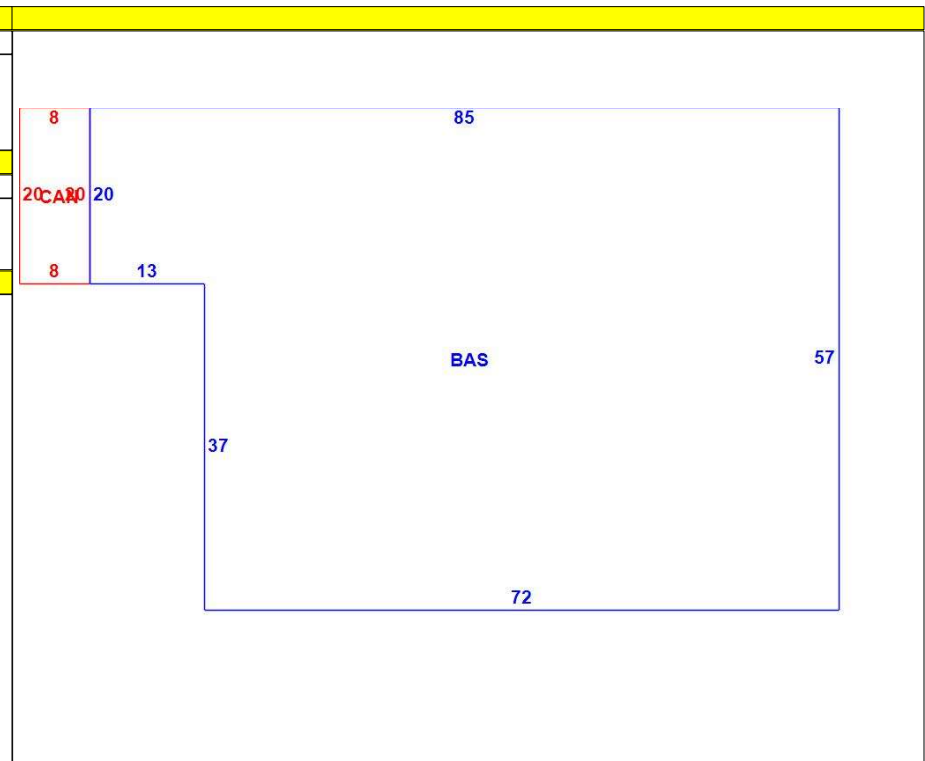
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
SIGN-24-97	08-20-2024	836		0		0		Sign Item F - Directional Sign,		04-29-2020	GM	04		FR	Field Review		
SIGN-24-95	08-19-2024	836		0		0		Sign Item C - Wall Sign (Front)		07-13-2018	SR	01		03	Cycl Insp Comp		
SIGN-24-94	08-19-2024	836		0		0		Sign Item B - Wall Signs (Rear)		12-09-2015	JR	03		16	In Office Review		
SIGN-24-99	08-13-2024	836		0		0		Sign Item E - Parking Signs, R		12-01-2014	JR	03		16	In Office Review		
SIGN-24-96	05-30-2024	836	Sign	0		100		Sign Item D - ATM Graphics, R		08-24-2010	TP	03		16	In Office Review		
SIGN-24-10	05-30-2024	836	Sign	0		100		Sign Item I - Do Not Enter (Dri		10-15-2008	NF	03		16	In Office Review		
SIGN-24-98	05-29-2024	836	Sign	0		100		Sign Item G - Do Not Enter, Re		08-11-2005	JS	02		02	Bldg Permit Completed		

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	3230	SHGCTR- MDL-	SPLI	3	Centerville	3.500	AC	330,000.00	1.00000	C	1.00	CI15	1.800		594,000	2,079,000	
1	3230	SHGCTR- MDL-		3		1.100	AC	39,600.00	1.00000	R	1.00		EXCS		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	848,724
Year Built	1976
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	670,500
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		52	C	1.00	3,300
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	193.77	845,624	
CAN	Canopy	0	160	16	19.38	3,100	
Ttl Gross Liv / Lease Area		4,364	4,524	4,380		848,724	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 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	4,999,000	4,999,000		
			6 Septic		3	COM LAND	3230	2,122,600	2,122,600		
SUPPLEMENTAL DATA						Total				7,121,600	7,121,600
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#							

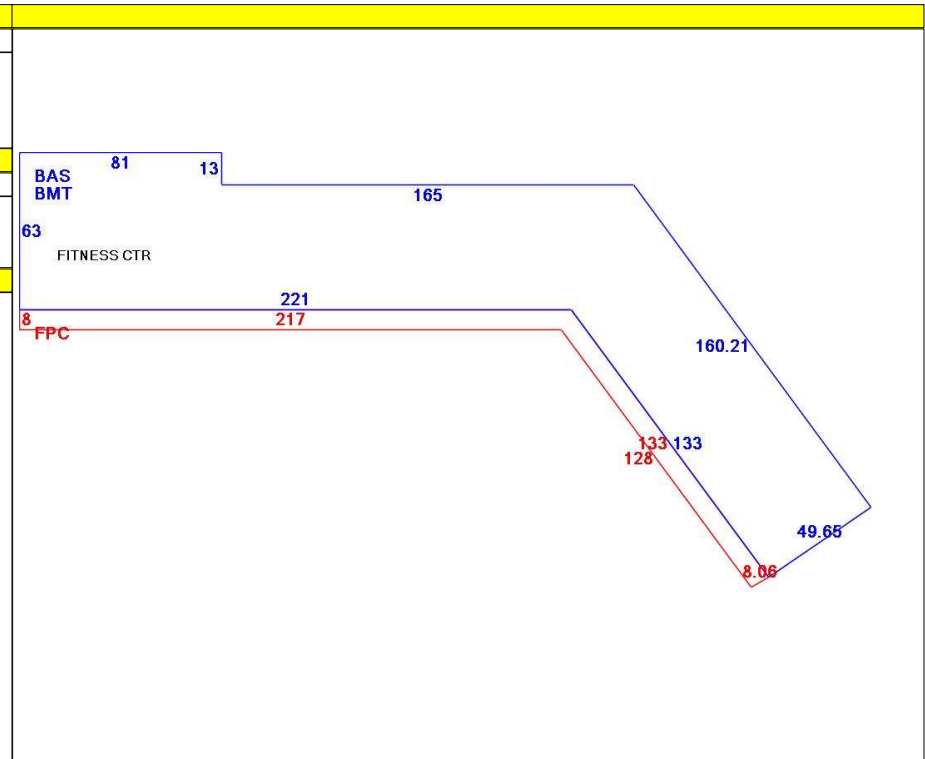
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
POYANT, MARCEL R		C131	0	10-15-1993	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
POYANT, MARCEL R		2072	0008		U		0		2025	3230	4,999,000	2024	3230	4,900,000	2023	3230	4,900,000
										3230	2,122,600		3230	2,122,600		3230	2,122,600
Total									7,121,600		Total		7,022,600		Total		7,022,600

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
Total			0.00																
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
CI15								CENVIL											
NOTES																			
CENTERVILLE FITNESS + 10 (1 VAC UNIT 5/20)																			
										Appraised Bldg. Value (Card)								4,438,300	
										Appraised Xf (B) Value (Bldg)								76,300	
										Appraised Ob (B) Value (Bldg)								484,400	
										Appraised Land Value (Bldg)								2,122,600	
										Special Land Value								0	
										Total Appraised Parcel Value								7,121,600	
										Valuation Method								C	
										Total Appraised Parcel Value								7,121,600	

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			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Hot Air			
AC Type	03	Central			
Size Adj Tbl	3230	SHGCTR- MDL-94			
Total Rooms					
Bedrooms	00				
Full Bathrooms	0				
Bath Split	0B	0 Full-11 Half			
Rms/Partitions	04	EXTENSIVE			
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	03	ABOVE 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		3,412,354
			Year Built		1976
			Effective Year Built		1997
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		21
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		79
			RCNLD		2,695,800
			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
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	139.64	2,794,871	
BMT	Basement Area	0	20,015	4,003	27.93	558,974	
FPC	Open Porch Conc. Floor	0	2,795	419	20.93	58,509	
Ttl Gross Liv / Lease Area		20,015	42,825	24,437		3,412,354	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2025 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	4,999,000	4,999,000
			6	Septic			3		COM LAND	3230	2,122,600	2,122,600	
SUPPLEMENTAL DATA													
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#							
										Total	7,121,600	7,121,600	

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		2025	3230	4,999,000	2024	3230	4,900,000	2023	3230	4,900,000
										3230	2,122,600		3230	2,122,600		3230	2,122,600
									Total	7,121,600	Total	7,022,600	Total	7,022,600	Total	7,022,600	

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										
CI15				CENVIL										

NOTES													APPRAISED VALUE SUMMARY					
CAPE COD 5CTS SAVINGS BANK													Appraised Bldg. Value (Card)					4,438,300
													Appraised Xf (B) Value (Bldg)					76,300
													Appraised Ob (B) Value (Bldg)					484,400
													Appraised Land Value (Bldg)					2,122,600
													Special Land Value					0
													Total Appraised Parcel Value					7,121,600
													Valuation Method					C
													Total Appraised Parcel Value					7,121,600

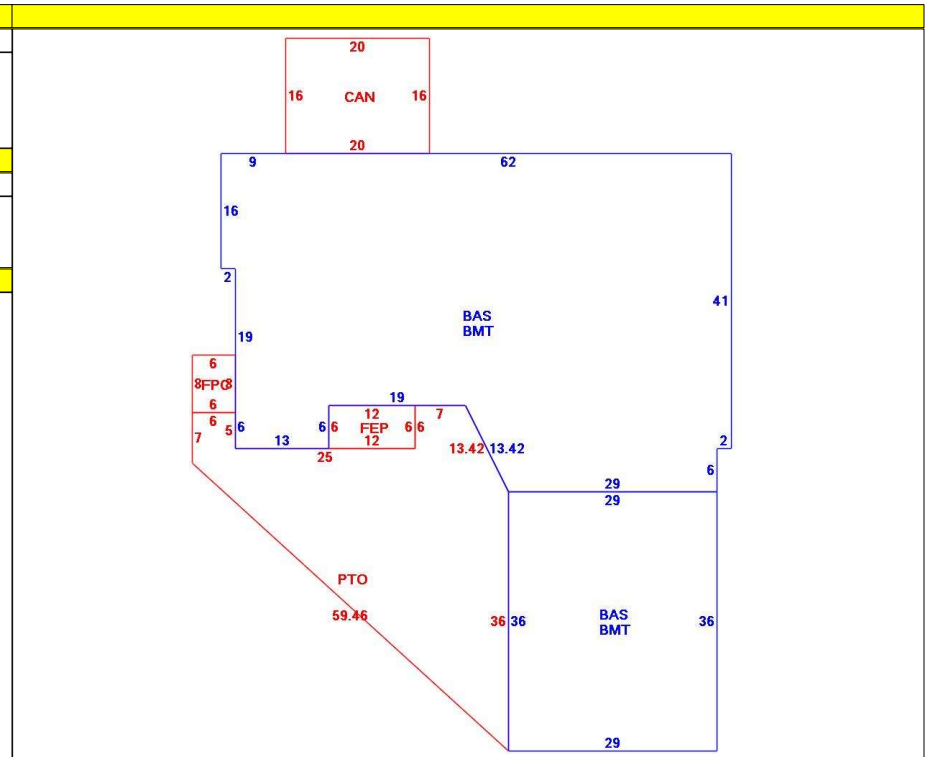
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
										04-12-2021	TR	03		15	Abatement Review

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		1,276,191
Year Built		1975
Effective Year Built		2003
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		0
External Obsol		0
Trend Factor		1
Condition		
Condition %		
Percent Good		84
RCNLD		1,072,000
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
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	261.84	1,038,181	
BMT	Basement Area	0	3,965	793	52.37	207,636	
CAN	Canopy	0	320	32	26.18	8,379	
FEP	Enclosed Porch	0	72	25	90.92	6,546	
FPC	Open Porch Conc. Floor	0	48	7	38.18	1,833	
PTO	Patio	0	1,040	52	13.09	13,615	
Ttl Gross Liv / Lease Area		3,965	9,410	4,874		1,276,190	



10.5.2017