

SKETCH

COMMENTS

ENTIRE LOT 12,004SF.

BATH FEATURES

Full Bath: 1	Rating: AVERAGE
A Bath: 1	Rating: AVERAGE
3/4 Bath: 1	Rating: AVERAGE
A 3QBth: 1	Rating: AVERAGE
1/2 Bath: 1	Rating: AVERAGE
A HBth: 1	Rating: AVERAGE
OthrFix: 1	Rating: AVERAGE

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 6 BRS: 3 Baths: 1	HB: 1

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A/Kits: 1	Rating: AVERAGE
Fpl: 1	Rating: AVERAGE
WSFlue: 1	Rating: AVERAGE

CONDO INFORMATION

Location: 1	- INTERIOR
Total Units: 1	
Floor: 1	- 1ST FLOOR
% Own: 50.0000000000	
Name:	

DEPRECIATION

Phys Cond: GD	- Good	17.00%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.10%

INTERIOR INFORMATION

Avg Ht/L: STD	
Prim Int Wall: 1	- DRYWALL
Sec Int Wall:	
Partition: T	- TYPICAL
Prim Floors: 4	- CARPET
Sec Floors:	
Bsmnt/Fir:	
Bsmnt Gar:	
Electric: 3	- TYPICAL
Insulation: 2	- TYPICAL
Int vs Ext: S	
Heat Fuel: 1	- OIL
Heat Type: 3	- FORCED HW
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Cor Wall	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj: 1.01164019	
Const Adj: 1.09058404	
Adj \$ / SQ:	115.844
Other Features:	21000
Grade Factor:	1.00
Neighborhood Inf:	1.200000005
LUC Factor:	1.00
Adj Total:	334324
Depreciation:	57169
Depreciated Total:	277155

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
98	4 1 9 1		11/1/1900	
WtAv\$/SQ:	AvRate:	98	Ind.Val:	0.000000
Juris. Factor:	Val/Su Fin:	130.39		
Special Features:	0	Val/Su Net:	90.26	
Final Total:	277200	Val/Su SZAd:	146.67	

REMODELING

Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:
No Unit	RMS	BRS	FL					
1	6	3	1					
Totals								
1	6	3						

RES BREAKDOWN

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	945	28.960	27,368
FFL	1ST FLOOR	945	115.840	109,473
SFL	2ND FLOOR	945	115.840	109,473
UAT	LMF ATTIC	236	47.790	11,289
Net Sketched Area: 3,071				Total: 257,603
Size Ad	1890	Gross Area	3780	FinArea 2126

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbi	% Descr	% Type	# Ten
BMT	BASEMENT	945	28.960	27,368	UAT	100	RRM	100	A
FFL	1ST FLOOR	945	115.840	109,473	UAT	100	RRM	100	A
SFL	2ND FLOOR	945	115.840	109,473	UAT	100	RRM	100	A
UAT	LMF ATTIC	236	47.790	11,289					
Net Sketched Area: 3,071				Total: 257,603					
Size Ad	1890	Gross Area	3780	FinArea 2126					

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbi	% Descr	% Type	# Ten
BMT	BASEMENT	945	28.960	27,368	UAT	100	RRM	100	A
FFL	1ST FLOOR	945	115.840	109,473	UAT	100	RRM	100	A
SFL	2ND FLOOR	945	115.840	109,473	UAT	100	RRM	100	A
UAT	LMF ATTIC	236	47.790	11,289					
Net Sketched Area: 3,071				Total: 257,603					
Size Ad	1890	Gross Area	3780	FinArea 2126					

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N																			
Total Yard/Items:																Total	Special Features:		

PARCEL ID

4 1 9 1

IMAGE



AssessPro Patriot Properties, Inc

7
125

CONDOMINIUM UNIT DEED

2004062500698 Bk:23046 Pg:282
06/25/2004 14:22:00 DEED Pg 1/2

I, Carolyn J. Stone, of Merrimac, Essex County, Massachusetts

For consideration paid of Two Hundred Ninety Thousand (\$290,000.00) Dollars an no 100ths paid

Grant to

Gloria J. Kirkey, of 3 Judkins Court, Unit 1, Merrimac, Essex County, Massachusetts,

With Quitclaim Covenants

That certain condominium Unit known as Unit 1, of the Judkins Court Condominium, created by Master Deeds dated June 5, 1986 and recorded with Essex South District Registry of deeds at Book 8300 Page 294.

The Post Office Address for the Unit is: 3 Judkins Court, Unit 1, Merrimac, MA 01860

The undivided percentage interest of the unit in the common areas and facilities is fifty (50) percent.

The Unit is shown on a plan recorded with the first deed of this Unit, to which is affixed a verified statement in the form provided by MGLA Ch 183A Sec. 9 and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in MGLA Ch 183A, the Master Deed, and the documents establishing the organization of Unit owners and the By-Laws as amended of record.

The Unit is conveyed with the exclusive right to use the parking space(s) and storage area(s), if any, assigned to the Unit, and subject to and together with the benefit of such other rights and easements as may be set forth in any documents governing the operation of the Condominium, including without limitation, the Master Deed, the By-Laws of the organization of unit owners, and any administrative rules and regulations adopted pursuant thereto, and to title provisions of Massachusetts General Laws, Chapter 183A.

Each of the Units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deeds.

Being the same premises conveyed to Grantor by deed recorded with said Registry of

*Arlene Keating
PO Box 955
W Newbury MA 01985*

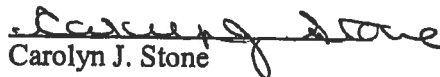
SALEM
DEEDS REG 10
ESSEX SOUTH

06/25/04 2:32PM
000000 (88448)
\$1322.40

CASH \$1322.40

Deeds at Book 18006 Page 110.


Witness my hand and seal this 25 day of June, 2004.


Carolyn J. Stone

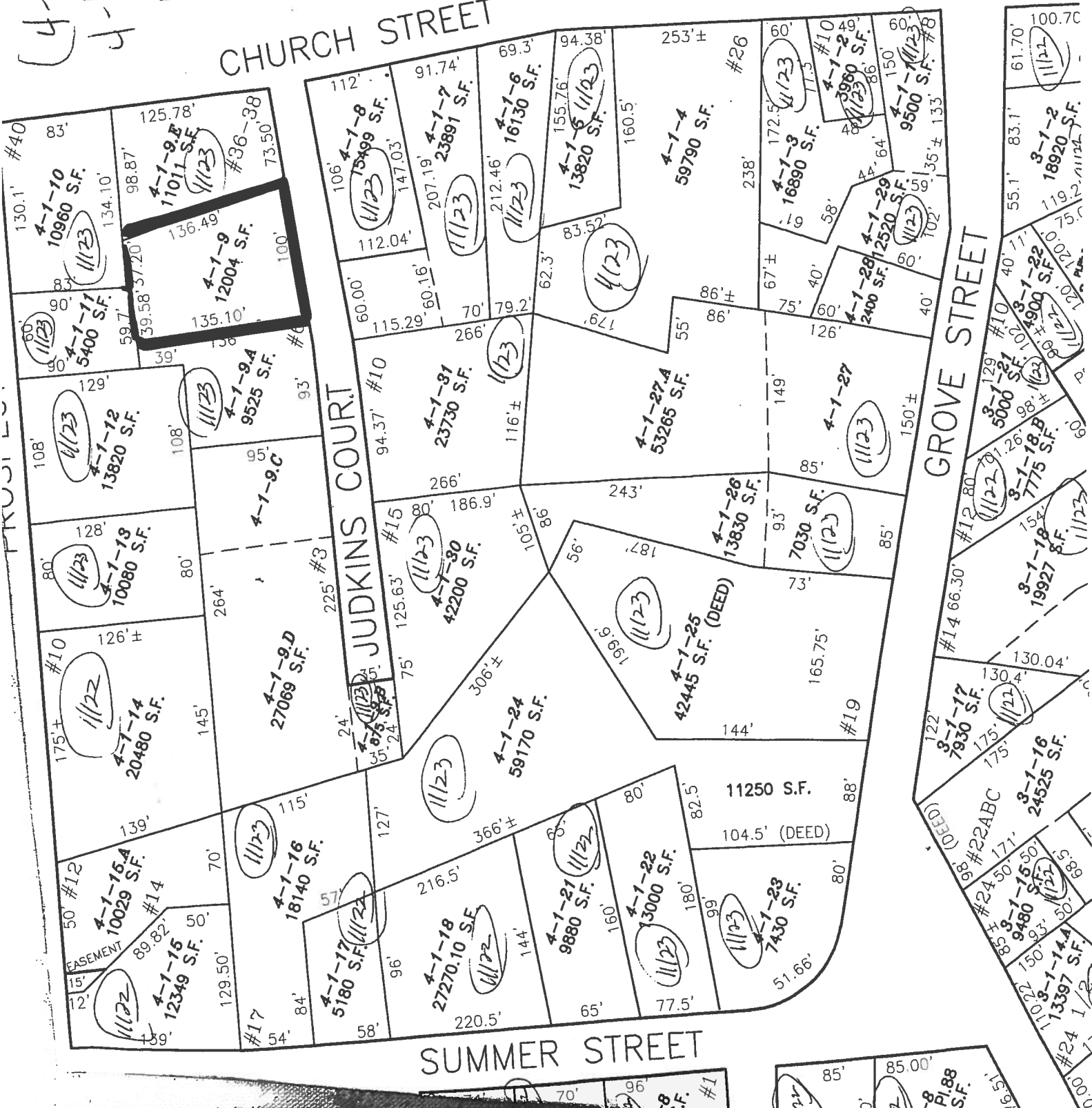
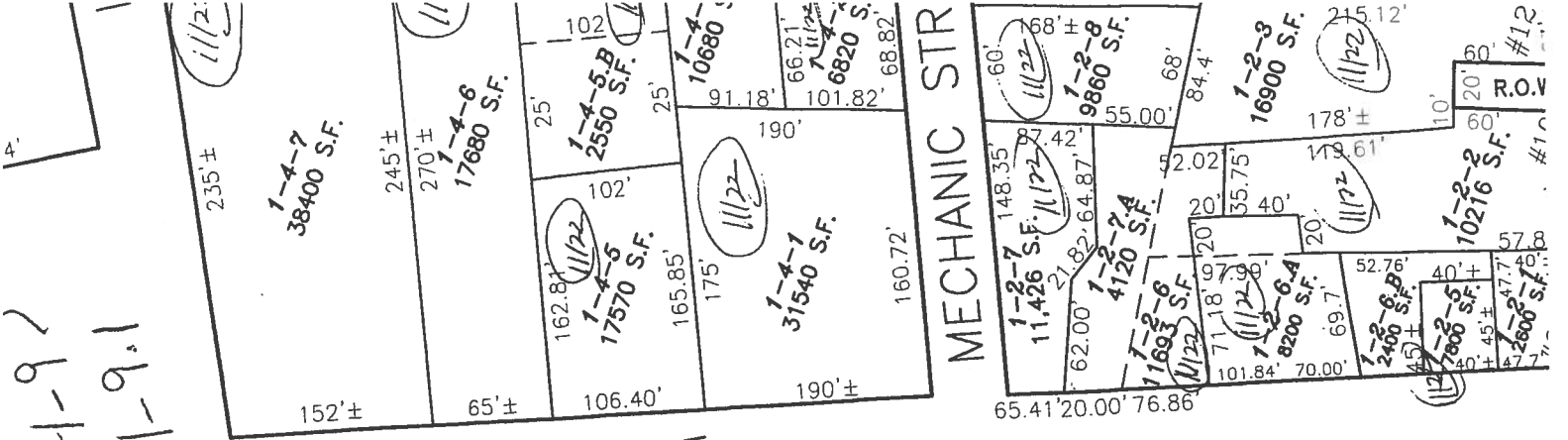
COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss June 25, 2004

On this 25 day of June, 2004, before me, the undersigned Notary Public, personally appeared Carolyn J. Stone proved to me through satisfactory evidence of identification, which was/were Massachusetts Driver's License, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.


Notary Public: Arlene M. Keating
My Commission Expires: 7/16/04

4-1-9.1
4-1-9.1



PLAN BOOK 193 PLAN 72

STATE REGISTER OF DEEDS, DE. DEPT.
TAUNTON, MASS.

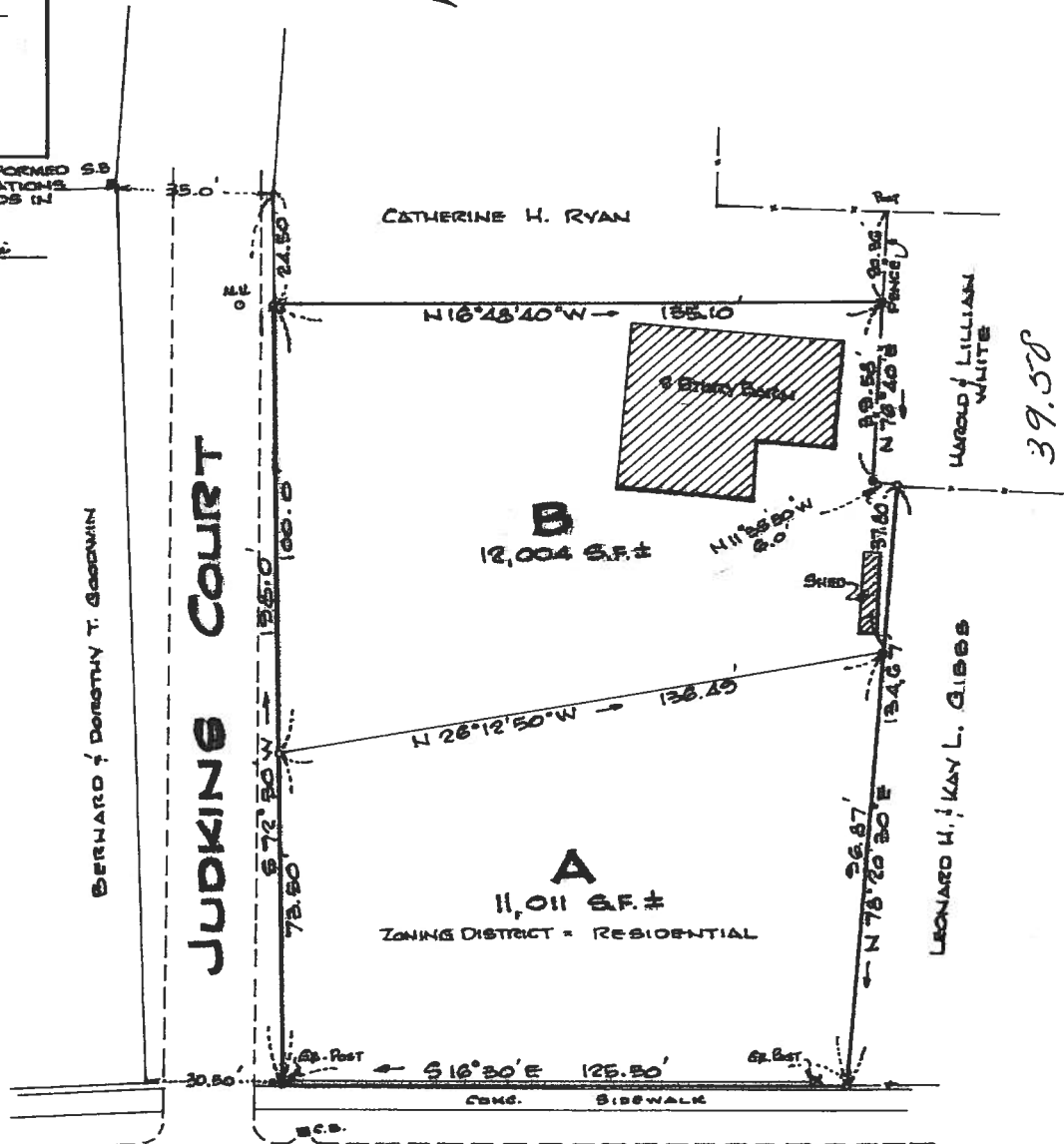
Dated Nov. 21 1954

By *John P. O'Brien Jr.*
Surveyor

I CERTIFY THAT I HAVE CONFORMED TO
WITH THE RULES AND REGULATIONS
OF THE REGISTER OF DEEDS IN
PREPARING THIS PLAN.

Charles C. Martin

72
192



M.S.
0

CHURCH STREET PLAN OF LAND IN MERRIMAC, MASS.

AS SURVEYED FOR

JUDKINS REALTY TRUST

SCALE 1"=20' AUG 1954

