

## 53 MAIN ST



[Click to enlarge](#)

Map/Lot/Unit : 53 / 251 / /  
 Location: 53 MAIN ST  
 Owner Name: CATINO MAUREEN A  
 Account Number:

[SEARCH FOR SIMILAR SALE PROPERTIES](#)

### Parcel Value

Item	Current Assessed Value	FY 2011 Assessed Value
Improvements	151,400	151,400
Land	0	0
<b>Total:</b>	<b>151,400</b>	<b>151,400</b>

### Owner of Record

CATINO MAUREEN A

### Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
CATINO MAUREEN A	24952/ 189	10/14/2005	1
CATINO JOHN J	20816/ 581	5/15/2003	165,000
BAGARELLA MARY LYNCH	17778/ 290	10/19/2001	115,000
BLACK MOUNTAIN ENTERPRISES	16457/ 498	7/19/2000	115,000
LAPOINTE WILHELM R	12613/0365	6/10/1994	22,800

### Land Use [\(click here for a list of codes and descriptions\)](#)

Land Use Code	Land Use Description
3401	Office Condo

### Land Line Valuation

Size	Frontage	Zone	Neighborhood	Assessed Value
0.00 AC	66	CB		0

### Construction Detail

**Condo Unit Information**

Item	Value
<b>STYLE</b>	Condo Office
<b>MODEL</b>	Com Condo
<b>Grade</b>	Average
<b>Stories:</b>	1 Story
<b>Interior Wall 1:</b>	Drywall/Sheet
<b>Interior Floor 1</b>	Carpet
<b>Heat Fuel:</b>	Electric
<b>Heat Type:</b>	Electr Basebrd
<b>AC Type:</b>	Central
<b>Ttl Bedrms:</b>	00
<b>Ttl Bathrms:</b>	2 Full
<b>Ttl Half Bths:</b>	0
<b>Total Rooms:</b>	4
<b>Bath Style:</b>	Average
<b>Kitchen Style:</b>	STANDARD

**Condo Complex Information**

Item	Value
<b>Residential Units:</b>	9
<b>Roof Cover</b>	Tar & Gravel
<b>Roof Structure</b>	Flat
<b>Exterior Wall 1:</b>	Brick/Masonry
<b>Exterior Wall 2:</b>	Above Average
<b>Grade</b>	Average Plus



**Building Valuation**

Item	Value
<b>Living Area</b>	1,400 square feet
<b>Replacement Cost</b>	187,727
<b>Year Built</b>	1891
<b>Depreciation</b>	20%
<b>Replacement Cost Less Depreciation</b>	150,200



**Outbuildings** (click here for a list of codes and descriptions)

Code	Description	Units
	No Outbuildings	

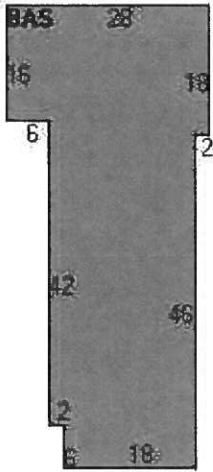


**Extra Features** (click here for a list of codes and descriptions)

Code	Description	Units
SPR2	WET/CONCEALED	1400 S.F.



**Building Sketch** (click here for a list of codes and descriptions)



**Subarea Summary** ([click here for a list of codes and descriptions](#))

Code	Description	Gross Area	Living Area
BAS	First Floor	1400	1400
<b>Total</b>		<b>1400</b>	<b>1400</b>

Online Database for Amesbury, MA Powered by **Vision Appraisal Technology**

2  
125  
NO ENVI

2005101400919 Bk:24952 Pg:189  
10/14/2005 15:26:00 DEED Pg 1/2

CONDOMINIUM UNIT DEED

John J. Catino and Maureen A. Catino, as husband and wife,

Having a usual place of business at Unit 8, Fifty-Seven Main Place Condominium, 53 Main Street, Amesbury, Massachusetts

For consideration paid of One (\$1.00) Dollar

Grant to Maureen A. Catino, a married woman, with quitclaim covenants

Unit No. 8 of Fifty-Seven Main Place Condominium located in Amesbury, Essex County, Massachusetts, created by Master Deed dated March 17, 1987 and recorded in Essex South District Registry of Deeds on March 19, 1987 in Book 8852, Page 422, the address of which is 53 Main Street, Amesbury, MA, together with an undivided 12% percentage interest appertaining to said unit in the common areas of said Condominium, and together with the rights and easements and appurtenant to said unit as set forth in said Master Deed. The unit is known on a plan recorded with the first grant of this unit, to which is affixed a verified statement in the form provided by G.L.c. 183A s.9.

Each of the units in the Condominium is intended for commercial/business purposes and for such other uses as is set forth in the Master Deed but specifically not for residential purposes.

Said premises are hereby conveyed subject to and with the benefit of:

- (a) the provisions of Massachusetts General Laws, Chapter 183A;
- (b) the terms and provisions of said Master Deed, the Declaration of Trust of the Fifty-Seven Main Place Condominium Trust dated March 17, 1987 and recorded in said Deeds at Book 8852, Page 439, the by-laws set forth in said Declaration of Trust and any rules and regulations promulgated thereunder, and the obligations thereunder to pay the proportionate share attributable to said Unit of the common expenses duly established;
- (c) taxes attributable to said Unit for the current fiscal year as are not now due and payable, all of which the Grantee(s), by acceptance hereof, agree(s) to comply with, perform, assume and pay; and
- (d) all rights, reservations, easements, including utility easements, restrictions, and other matters of record contained or referenced in said Master Deed.

GRANTEE & LOCUS M. CATINO  
126 GEORGETOWN RD  
W. NEWBURY MA 01985

Being the same premises conveyed to grantor by Deed of Mary Lynch Bagarella, Trustee of Carriage Realty Trust under Declaration of Trust dated October 15, 2001, recorded with Essex South District Registry of Deeds, dated May 14, 2003, and recorded with Essex South District Registry of Deeds, Book 20816, Page 581.

Executed under seal this 14<sup>th</sup> day of October, 2005.

  
\_\_\_\_\_  
John J. Catino

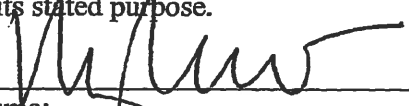
  
\_\_\_\_\_  
Maureen A. Catino

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

October 14, 2005

On this 14<sup>th</sup> day of October, 2005, before me, the undersigned notary public, personally appeared **John J. Catino and Maureen A. Catino**, proved to me through satisfactory evidence of identification, which were MADL to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Name:  
Notary Public

My commission expires: 1-12-2012

Melanie J. Moreno  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
January 12, 2012

57-952

PLAN BOOK 2113 PLAN 26  
 REGISTERED  
 1987  
 7/95  
 FOR REGISTRY USE ONLY

LOCUS PLAN

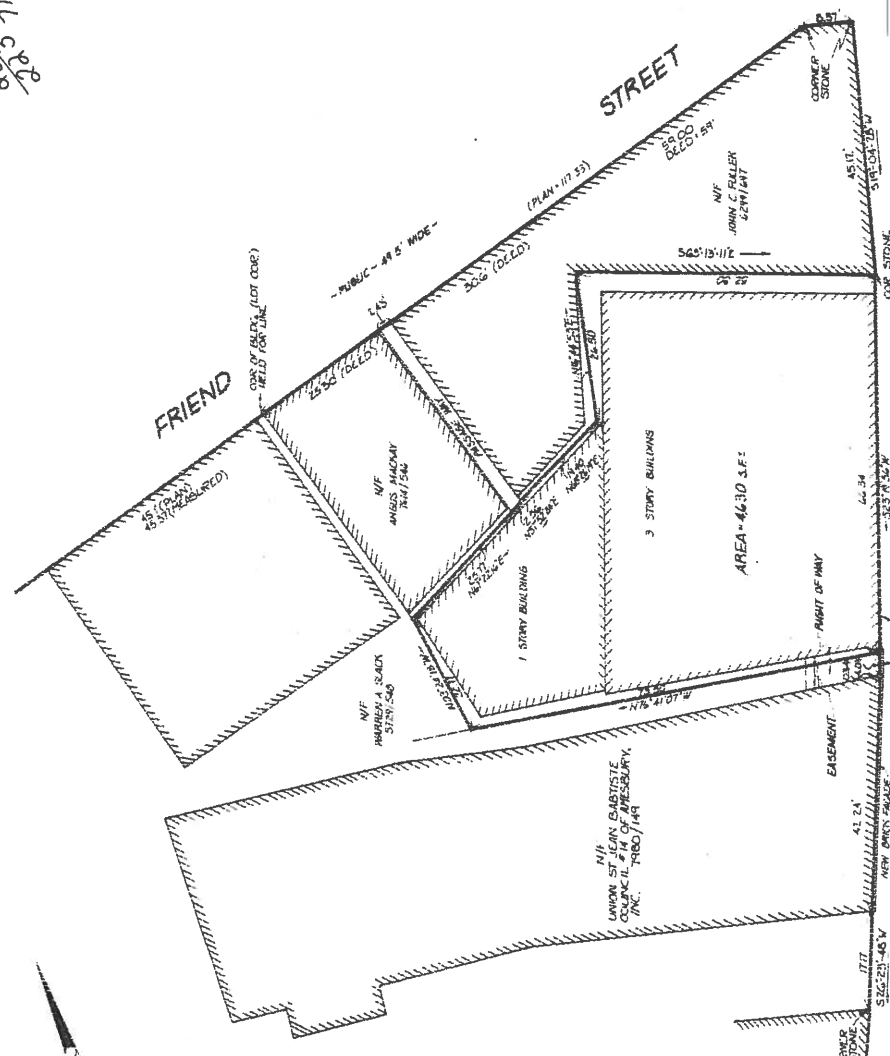
ZONING

CENTRAL BUSINESS DISTRICT  
 MIN. FRONTAGE - 50 FT.  
 MIN. WARD: 50.00 FT.  
 FRONT - 9 FT.  
 REAR - 30 FT.

NOTE: EXISTING BUILDING PRECEDATES THE ZONING ORDINANCE.

ASSESSORS MAP NO. 7, PARCEL 20

2/13/87



SITE PLAN OR BAND  
 FIFTY - SEVEN  
 MAIN PLACE CONDOMINIUM  
 IN  
 AMESBURY, MASS.  
 FOR  
 MERIDIAN REALTY TRUST

REVISION: 3-9-87 SEE EASEMENT NOTE  
 SCALE: 1"=40'  
 FEBRUARY 21, 1987  
 SHEET 1 OF 7

NOTE: EASEMENT AGREEMENT BETWEEN #14 UNION SAINT JEAN CAPITAL COUNCIL #14 OF AMESBURY, MASS. AND ALEXEY E. PROPEL OF AMESBURY, MASS. IS SHOWN AS DESCRIBED IN LETTER OF FEBRUARY 27, 1987 FROM PROPEL TO #14 UNION SAINT JEAN CAPITAL COUNCIL #14 OF AMESBURY, MASS. 38 MARKET STREET, AMESBURY, MASS.

INSURE THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DEED REFERENCE:  
 OWNER - MERIDIAN REALTY TRUST  
 DATED - OCT 15, 1986  
 BOOK 8661 PAGE 583

I CERTIFY:  
 THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.  
 THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAND, UNIT DIMENSIONS, AND DIMENSIONS OF THE LOTS AS SHOWN AS OF 3-9-87

THE PROPERTY LINES SHOWN ARE THE LINES DETERMINED BY SURVEY AND THE LINES OF STREETS AND LOTS SHOWN ARE THE LINES ALREADY ESTABLISHED AND NO NEW LOTS OR DIVISIONS OF EXISTING OWNERSHIP OR LOT AREA ARE SHOWN  
 CHAPTER 380 ACTS OF 1966  
 THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROVISIONAL AND FINAL LAND SURVEYING ACTS OF THE COMMONWEALTH OF MASSACHUSETTS



PLAN NO. 86236  
 R.C. CAMMETT ENGINEERING, INC.  
 277 MAIN STREET - AMESBURY, MASS.

66236

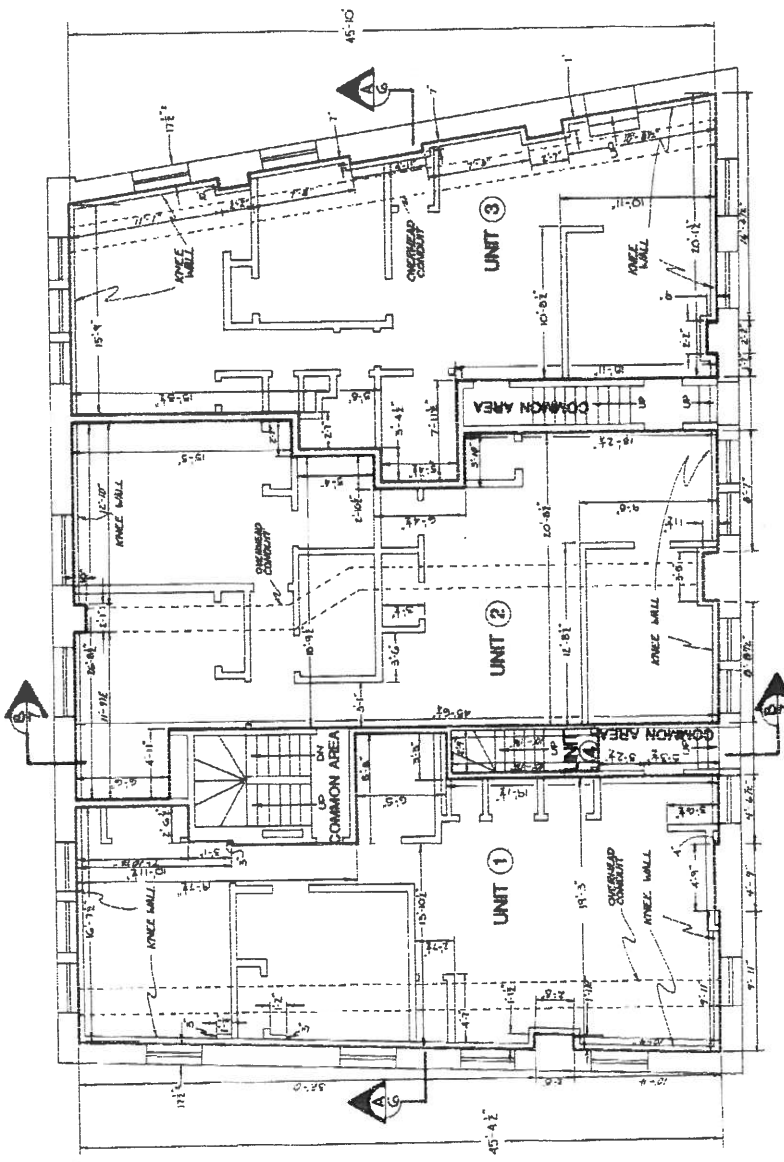




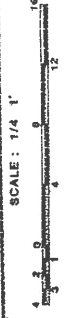
PLAN BOOK 22 JAN 26  
 PLANNING DEPARTMENT  
 87  
 2/6/3  
 2/8  
 7/15  
 FOR REGISTRY USE ONLY

AREAS	
UNIT 1	840 S.F.
UNIT 2	945 S.F.
UNIT 3	870 S.F.

MAIN STREET



SECOND FLOOR PLAN



I CERTIFY:  
 1. THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.  
 2. THAT THIS PLAN FULLY AND ACCURATELY SHOWS THE LAYOUT, UNIT MEMBERSHIPS AND DIMENSIONS OF THE UNITS AS BUILT AS OF 3/19/81



**FLOOR PLAN**

**FIFTY-SEVEN MAIN PLACE CONDOMINIUM**

OWNER: W.C. CAMMETT, INC.  
 APPLICANT: W.C. CAMMETT, INC.  
 ENGINEER: W.C. CAMMETT, INC.  
 297 ELM STREET - AMESBURY, MA.  
 DESIGNED BY: K. FALLOON  
 DRAWN BY: K. FALLOON  
 CHECKED BY: W.C. CAMMETT  
 DATE: 3/19/81  
 JOB NO: WCB81  
 SHEET: 4 OF 9

263-715

PLAN BOOK 233 PLAN 26  
 Drawn by: MERRILL  
 Special Agent  
 7/15

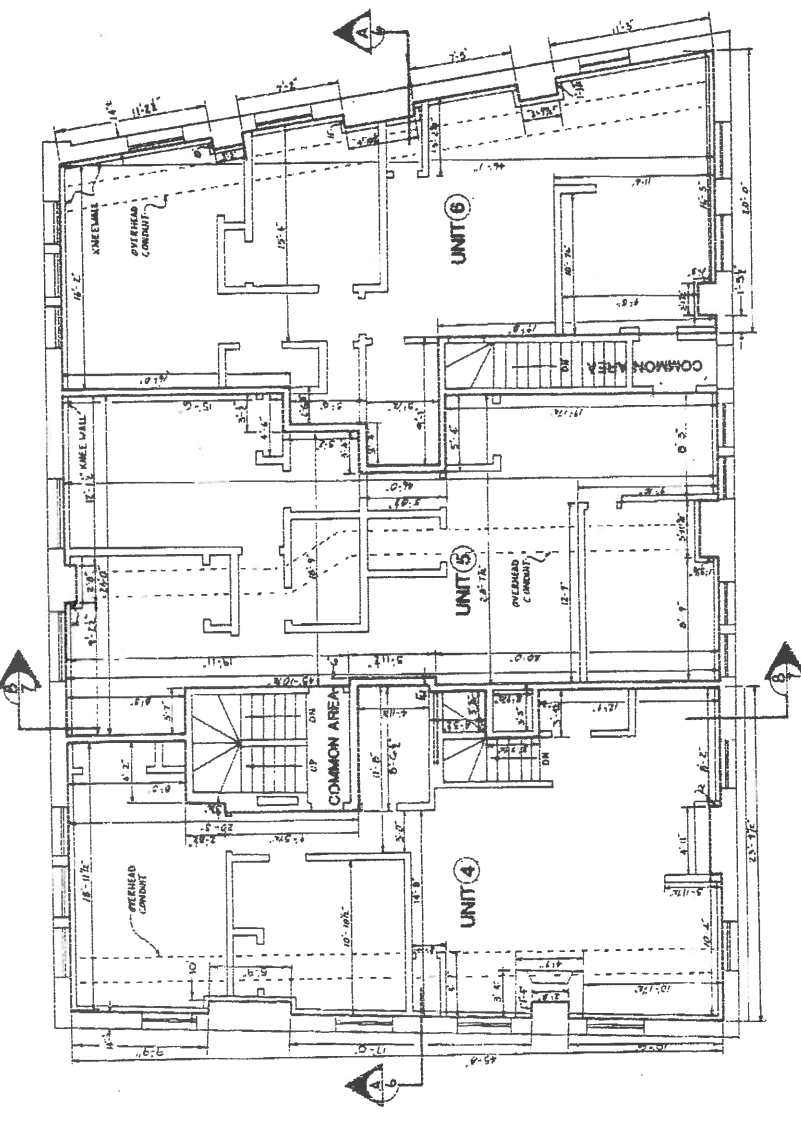
AREAS	UNIT 4	UNIT 5	UNIT 6
30 S.F.	805 S.F.	915 S.F.	930 S.F.
300 S.F.	930 S.F.	800 S.F.	

FOR REGISTERED UNIT ONLY

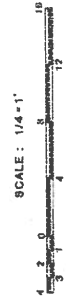
- I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
- I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION, DIMENSIONS AND DIMENSIONS OF THIS UNIT AS BUILT AS OF J. J. 7-87



MAIN STREET



THIRD FLOOR PLAN

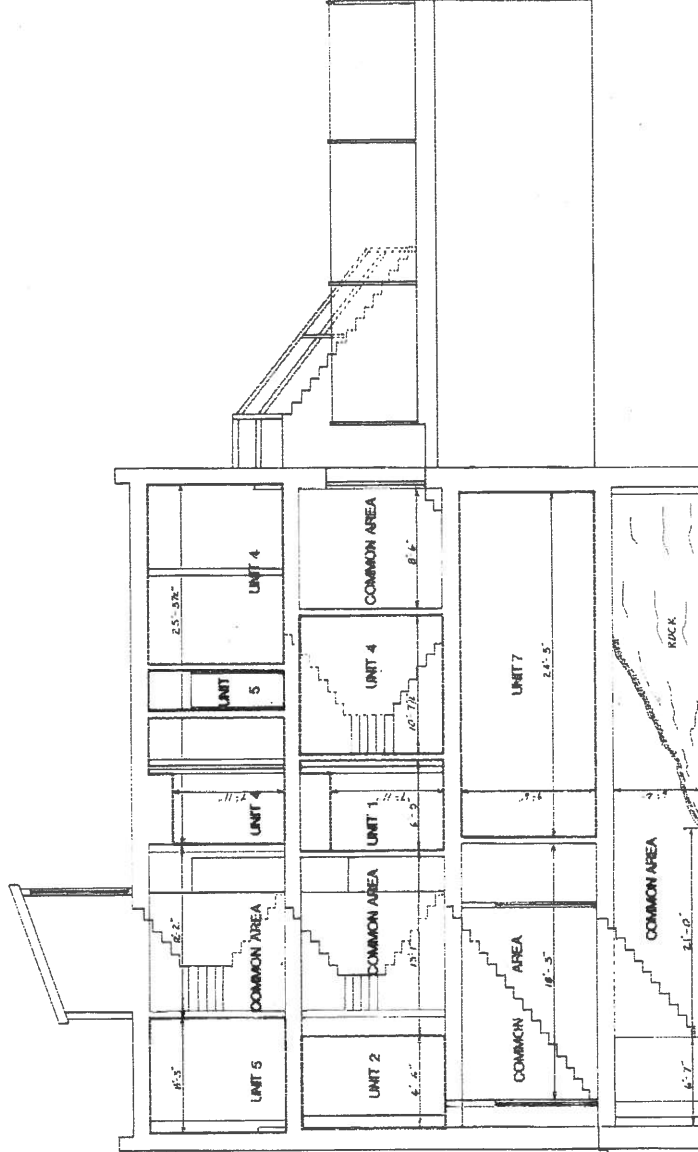


<b>FLOOR PLAN</b>	<b>5</b>
<b>FIFTY-SEVEN MAIN PLACE CONDOMINIUM</b>	
OWNER MERRIMACK REALTY TRUST	APPLICANT MERRIMACK REALTY TRUST
ENGINEERS: W.C. GAMMETT ENGINEERING, INC. 267 ELM STREET - AMESBURY, MA.	
DATE:	JULY 15, 1987
JOB NO.:	715
SHEET:	5 OF 7



PLAN BOOK 33, PLAN 26  
 Drawn by: *(Signature)*  
 Checked by: *(Signature)*  
 Date: 3-17-57  
 7 PLS  
 FOR REGISTRY USE ONLY

- I CERTIFY:
1. THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
  2. THAT THIS PLAN FULLY AND ACCURATELY SHOWS THE LAYOUT, UNIT NUMBERS AND DIMENSIONS OF THE UNITS AS BUILT AS OF 3-9-57



<b>SECTIONS</b>	<b>7</b>
<b>FIFTY-SEVEN MAIN PLACE CONDOMINIUM</b>	
NAME OF APPLICANT	MERRIMAN REALTY TRUST
OWNER	MERRIMAN REALTY TRUST
ENGINEERS	W.C. GAMMETT ENGINEERING, INC. 287 ELM STREET - AMESBURY, MA.
DESIGNED BY	DESIGNED BY: S. BOY
DRAWN BY	DRAWN BY: W.C. GAMMETT
DATE	DATE: 3/27/57
JOB NO.	JOB NO. 19896
SHEET NO.	SHEET 7 OF 7

**SECTION B-B**



26/283