



Patriot
 Properties Inc.

USER DEFINED

Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map: 43

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
104	176,400		0.340	136,800	313,200
Total Card	176,400		0.340	136,800	313,200
Total Parcel	176,400		0.340	136,800	313,200
Source/Market Adj Cost		Total Value per SQ unit Card: 133.67 / Parcel: 133.67			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2009	104	FV	226,000	0	34	145,500	371,500	371,500	Year End
2008	104	FV	226,000	0	34	160,000	386,000	386,000	
2007	104	FV	206,200	0	34	162,900	369,100	369,100	Year End
2006	104	FV	210,800	0	34	130,900	341,700	341,700	Year end roll
2005	104	FV	184,700	2400	34	96,000	283,100	283,100	YEAR END ROLL
2004	104	FV	184,700	2400	34	96,000	283,100	283,100	new year
2003	104	FV	110,100	2400	34	64,000	176,500	176,500	
2002	104	FV	110,100	2400	34	64,000	176,500	176,500	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POTTER SHARON A	24806-380		8/15/2005	FAMILY		1	No	No		
	10194-428		10/8/1989	FAMILY		1	No	No		

TAX DISTRICT

PAT ACCT.

Date	Time	By	Name
04/14/09	14:23:27	joyce	ASSR

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/26/2005	138-05	DEMO	76.0		1/7/2006			shred

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2006	PERMIT VISIT	500	ASSESSORS
10/9/1989	PERMIT VISIT	500	ASSESSORS

LAND SECTION (First 7 lines only)

Use Code	Descrp	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Inftu	Neigh Mod	Inft 1	%	Inft 2	%	Inft 3	%	Appraised Value	All Class	%	Spec Land Code	Fact	Use Value	Notes
104	TWO FAM		14800		SQUARE FESITE		0	2.35	3.9323										136,751					136,800	

PROPERTY LOCATIONS

No	All No	Direction/Street/City
12		GREEN ST. MERRIMAC

OWNERSHIP

Owner 1:	POTTER FRANK + SHARON A
Owner 2:	POTTER BRIAN K LEBARON ROBYN M
Owner 3:	

PREVIOUS OWNER

Owner 1:	POTTER SHARON A BRIAN K + ROBYN
Owner 2:	

NARRATIVE DESCRIPTION
 This Parcel contains .34 ACRES of land mainly classified as TWO FAM with a(n) MULTI-CONV Building Built about 1856, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z VR	VR	100	U	3 WATER
			1	2 SEWER
			n	1

LAND SECTION (First 7 lines only)

Use Code	Descrp	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Inftu	Neigh Mod	Inft 1	%	Inft 2	%	Inft 3	%	Appraised Value	All Class	%	Spec Land Code	Fact	Use Value	Notes
104	TWO FAM		14800		SQUARE FESITE		0	2.35	3.9323										136,751					136,800	

DISCLAIMER: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Total ACHA: 0.33976 Total SF/SM: 14799.95 Parcel LUC: 104 TWO FAM Prime NB Desc: DTWN MER Total: 136,751 Spl Credit: Total: 136,800 2010

QUITCLAIM DEED

Sharon A. Potter of 12 Green Street, Merrimac, MA, Brian K. Potter of 207 Tiffany Street, Springfield, MA & Robyn M. Potter of 12 Green Street, Merrimac, MA, all as Joint Tenants with Rights of Survivorship, for consideration paid of ONE AND 00/100 DOLLARS, \$1.00

Grant To

FRANK POTTER and SHARON A. POTTER, as Husband and Wife Tenants by the entirety and BRIAN K. POTTER, Individually and ROBYN M. ~~POTTER~~, Individually, all as Joint Tenants with rights of survivorship. *LEBARON*

With Quitclaim Covenants

The following property commonly known as: 12 Green Street, Merrimac, MA 01860 described as follows:

A certain parcel of land with buildings thereon, situated on the southerly side of Green Street and bounded and described as follows:

Beginning at the Northwesterly corner thereof by land formerly of Little and Lancaster and by said Green Street, and grantor; thence running Easterly by said Street 183 feet to land of said grantor; thence Southerly by the last mentioned land 150 feet; thence Westerly by land of Various owners 183 feet to said land formerly of Little and Lancaster; and thence Northerly by the last mentioned land 149 feet to said Green Street and the point begun at.

For our title reference see that deed of Francis J. Sloban and Elsie M. Sloban, husband and wife to Sharon A. Potter, Brian K. Potter & Robyn M. Potter, as JTWROS, dated October 13, 1989, and recorded with the Merrimac, Essex (S) County Registry of Deeds on October 18, 1989 at Book 10194, Page 429.

Witness our hands and seals this 15 day of August 2005

Sharon A. Potter
Sharon A. Potter

Brian K. Potter
Brian K. Potter

Robyn M. Potter
Robyn M. Potter

Commonwealth of Massachusetts

County: Essex (S) ss:

On this 15 day of August 2005, before me, the undersigned notary public, personally appeared Sharon A. Potter, Brian K. Potter & Robyn M. Potter, proved to me through satisfactory evidence of identification, which were drivers licenses, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires: _____

Return to:
Sharon A. Potter
12 Green Street
Merrimac, MA 01860
SIGN-001087

