

51 1 10  
Map Block Lot

1 of 1 RESIDENTIAL  
CARD

Town of Merrimac  
TOTAL ASSESSED: 477,700  
18871

**PROPERTY LOCATION**

No 12 Alt No SKUNK RD, MERRIMAC  
Direction/Street/City

**OWNERSHIP**

Owner 1: YOUNG EDWARD J CATHERINE G  
Owner 2: DESMOND BARBARA A  
Owner 3:

Street 1: 12 SKUNK RD  
Street 2:

Twn/City: MERRIMAC  
S/Prov: MA Cnty:

Postal: 01880-2405  
Own Occ: Y Type:

**PREVIOUS OWNER**

Owner 1: YOUNG - EDWARD J  
Owner 2: YOUNG - CATHERINE G  
Street 1: 12 SKUNK RD  
Twn/City: MERRIMAC  
S/Prov: MA Cnty:  
Postal: 01880-2405

**NARRATIVE DESCRIPTION**

This Parcel contains 2.58 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1992, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code Description Amount Com. Int

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	269,500		2.580	208,200	477,700		
Total Card	269,500		2.580	208,200	477,700	Entered Lot Size	GIS Ref
Total Parcel	269,500		2.580	208,200	477,700	Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit: 188.14	Parcel: 188.14	Parcel: 188.14	Land Unit Type:	Insp Date

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2010	101	FV	269,500	0	2.58	208,200	477,700	477,700	Year End Roll	1/14/2010
2009	101	FV	281,000	0	2.58	221,300	502,300	502,300	Year End	2/18/2009
2008	101	FV	298,500	0	2.58	243,100	541,600	541,600	Year End	1/31/2008
2007	101	FV	319,300	0	2.58	251,800	571,100	571,100	Year End	1/4/2007
2006	101	FV	310,900	0	2.58	243,100	554,000	554,000	year end roll	2/21/2006
2005	101	FV	286,200	0	2.58	212,500	498,800	498,800	YEAR END ROLL	1/18/2005
2004	101	FV	286,200	0	2.58	212,500	498,800	498,800	new year	3/3/2004
2003	101	FV	211,000	0	2.58	116,800	327,800	327,800		4/16/2003

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YOUNG, EDWARD J	25498-113		3/11/2006	CONVENCE	1No	No				
SMIGIELSKI, JOHN	23444-407		9/30/2004		575,000	No				
ROOHE, TERESA A	13927-309		1/10/1997	CONVENCE	1No	No				
	11282-572		5/8/1992		195,000	No				

**TAX DISTRICT**

Parcel ID 51 1 10

**PAT ACCT.**

887

**PROPERTY FACTORS**

Item Code	Descr	%	Item	Code	Descr
Z AR	AR	100	U		
0			1		
n			1		
Census:			Empt		
Food Haz:			Topo		
D			Street 1		PAVED
s			Street 2		PAVED
1			Traffic 2		LIGHT

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC	No of Units	Depth / PrecubUnits	Unit Type	Land Type
101	ONE FAM		87120		SQUARE FEBSITE	
101	ONE FAM		0.58		ACRES EXCESS	

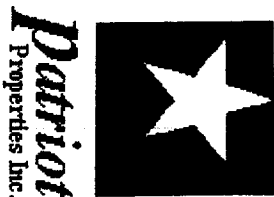
**BUILDING PERMITS**

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
4/5/2005	36-05	ADDITION	225 C		9/4/2006			
2/20/2001	13-01	MANUAL	C		11/14/2001			TRANSFER FROM 64.9
5/21/1999	84-99	ABRUP	343 C		9/24/2000			TRANSFERRED TO 13-
3/21/1997	25-97							
2/1/1992	25-92	NEW CONS	O		6/14/1993			
2/1/1992	20-92	FOUNDATI	O		6/14/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/4/2006	MEAS+NSPCTD	500	ASSESSORS
11/14/2001	MEAS+NSPCTD	500	ASSESSORS
9/24/2000	PERMIT VISIT	500	ASSESSORS
6/14/1993	MEAS+NSPCTD	500	ASSESSORS

Sign: \_\_\_\_\_



**USER DEFINED**

Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Date	Time
			03/18/10	14:44:37
			09/05/06	16:12:55

ASR Map: 46

Reval Dist:

Year:

Land Reason:

Bid Reason:

Total AC/HA: 2.58000 Total S/F/S/M: 112384.80 Parcel LUC: 101 ONE FAM Prime NB Desc: 12 Total: 208,212 Sp Credit: Total: 208,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro joyce 2011

**EXTERIOR IMPROVEMENT**

**BATH FEATURES**

**COMMENTS**

**SKETCH**

Type: 6 - COLONIAL	Full Bath: 2	Rating: AVERAGE
Sy Ht: 2 - 2	A Bath: 1	Rating: AVERAGE
(L/v) Units: 1	3/4 Bath: 1	Rating: AVERAGE
Total: 1	A 3QBth: 1	Rating: AVERAGE
Foundation: 1 - CONCRETE	1/2 Bath: 1	Rating: AVERAGE
Frame: 1 - WOOD	A Hbth: 1	Rating: AVERAGE
Prime Wall: 2 - CLAPBOARD	Other: 1	Rating: AVERAGE
Sec Wall: 1	Other: 1	Rating: AVERAGE
Root Struct: 2 - HIP	Other: 1	Rating: AVERAGE
Root Cover: 1 - ASPHALT	Other: 1	Rating: AVERAGE
Color: GREEN	Other: 1	Rating: AVERAGE
View / Desir: 1	Other: 1	Rating: AVERAGE

Year Bld: 1992	Eff Yr Bld: 1992	Location: 1 - 1ST FLOOR
Alt LUC: 1	Alt %: 1	Other: 1
Jurisdct: 1	Fact: 1	Other: 1
Const Mod: 1	Other: 1	Other: 1
Lump Sum Adj: 1	Other: 1	Other: 1
Avg H/F/L: STD	Other: 1	Other: 1
Prim Int Wall: 1 - DRYWALL	Other: 1	Other: 1
Sec Int Wall: 1	Other: 1	Other: 1
Partition: 1 - TYPICAL	Other: 1	Other: 1
Prim Floors: 4 - CARPET	Other: 1	Other: 1
Sec Floors: 1	Other: 1	Other: 1

**GENERAL INFORMATION**

Year Bld: 1992 Eff Yr Bld: 1992

Alt LUC: 1 Alt %: 1

Jurisdct: 1 Fact: 1

Const Mod: 1

Lump Sum Adj: 1

Avg H/F/L: STD

Prim Int Wall: 1 - DRYWALL

Sec Int Wall: 1

Partition: 1 - TYPICAL

Prim Floors: 4 - CARPET

Sec Floors: 1

**REMODELING**

Exterior: 1

Interior: 1

Additions: 1

Kitchen: 1

Baths: 1

Plumbing: 1

Electric: 1

Heating: 1

General: 1

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	4	1
<b>Totals</b>			
1	6	4	1

**INTERIOR INFORMATION**

Avg H/F/L: STD

Prim Int Wall: 1 - DRYWALL

Sec Int Wall: 1

Partition: 1 - TYPICAL

Prim Floors: 4 - CARPET

Sec Floors: 1

**DEPRECIATION**

Phys Cond: AV - Average 7.3%

Functional: 1

Economic: 1

Special: 1

Override: 1

Total: 7.3%

**RES AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
BMT	BASEMENT	1,707	18,310	31,260						
FFL	1ST FLOOR	1,707	73,250	125,041						
SFL	2ND FLOOR	832	73,250	60,946						
WDK	WOOD DECK	408	8,450	3,448						
OFF	OPEN PORCH	256	16,690	4,272						
ENCL	ENCL PORCH	208	28,430	5,914						
STG	STORAGE	208	7,660	1,593						
<b>Total:</b>				<b>232,474</b>						

**CALC SUMMARY**

Basic \$ / SQ: 75.00

Size Adj: 0.95754236

Const Adj: 1.01999998

Adj \$ / SQ: 73.252

Other Features: 44389

Grade Factor: 1.05

Neighborhood Inf: 1,00000000

LUC Factor: 1.00

Adj Total: 290705

Depreciation: 21221

Depreciated Total: 269484

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
BMT	BASEMENT	1,707	18,310	31,260						
FFL	1ST FLOOR	1,707	73,250	125,041						
SFL	2ND FLOOR	832	73,250	60,946						
WDK	WOOD DECK	408	8,450	3,448						
OFF	OPEN PORCH	256	16,690	4,272						
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STG	STORAGE	208	7,660	1,593						
<b>Total:</b>				<b>232,474</b>						

**PARCEL ID** 51110

Size Adj: 2539

Gross Area: 5326

Fin Area: 2539

**PARCEL ID** 51110

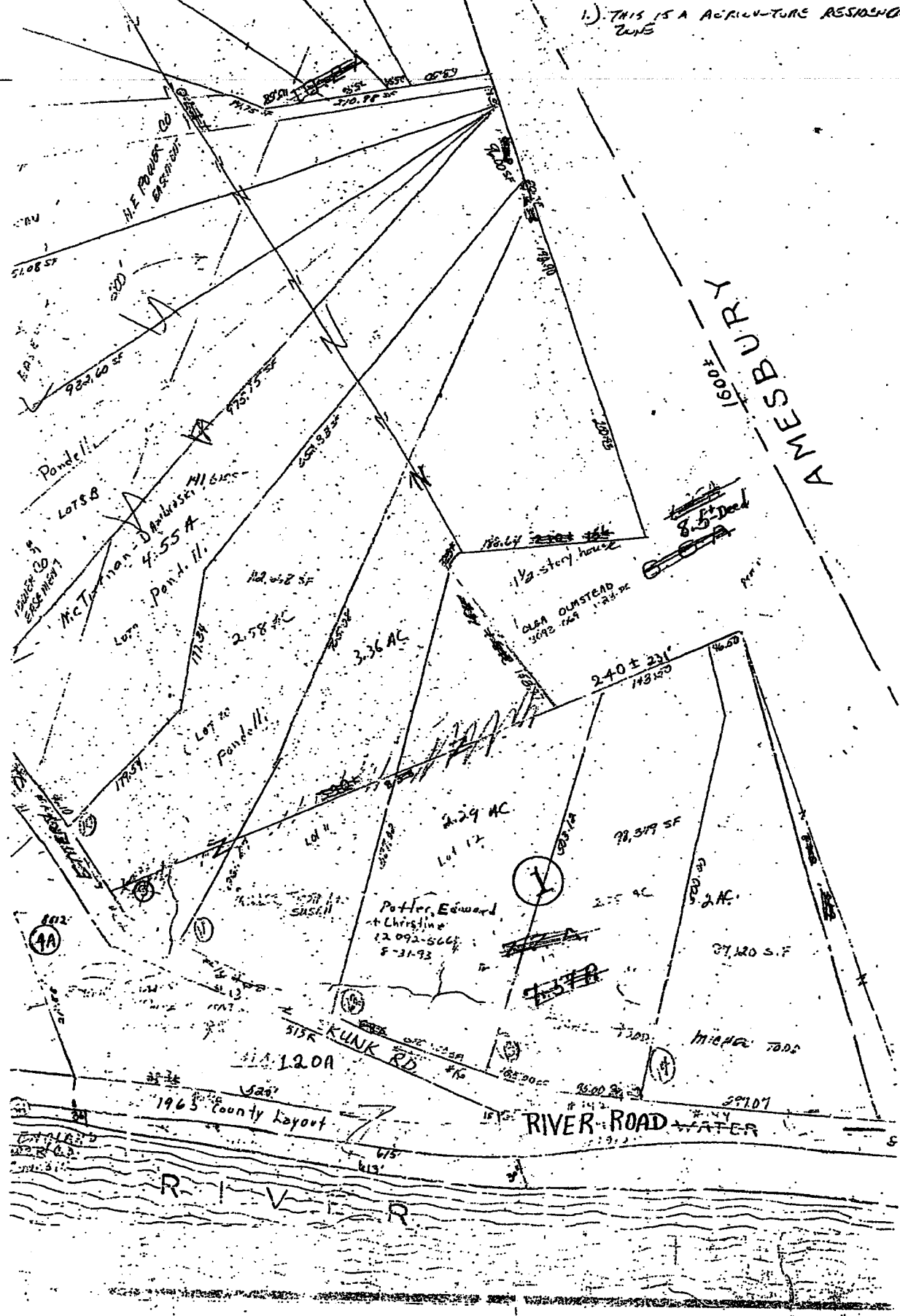
Net Sketched Area: 5326

Gross Area: 5326

Fin Area: 2539

**ASSESS PRO** Patriot Properties, Inc

1. THIS IS A AGRICULTURE RESIDUAL ZONE



225  
E

DEED

2006032800052 Bk:25498 Pg:113  
03/28/2006 08:20:00 DEED Pg 1/2

We, **EDWARD J YOUNG** and **CATHERINE G. YOUNG** of Merrimac, County of Essex, Massachusetts

For Nominal Consideration Paid in the amount of ONE (\$1.00) DOLLAR

Grant and undivided 50% interest to **EDWARD J. YOUNG** and **CATHERINE G. YOUNG**, Husband and Wife, as tenants by the entirety and an undivided 50% interest to **BARBARA A. DESMOND** together to hold as Tenants in Common of 12 Skunk Road, Merrimac, Massachusetts 01860

**With Quitclaim Covenants**

The land with the buildings thereon in that part of Merrimac known as Merrimacport, Essex County, Massachusetts, and being shown as Lot 10 on a plan of land entitled "Plan of Land in Merrimac, Massachusetts  
Owner: North Valley Limited Partnership, Dated: June 9, 1988, Scale 1"=100' Andover Consultants, Inc." recorded with Essex South District Registry of Deeds, Plan Book 242, Plan 34.

Beginning at the Southeasterly corner thereof at a point on Emery Street Extension (a/k/a Skunk Road) as shown on said plan and running.

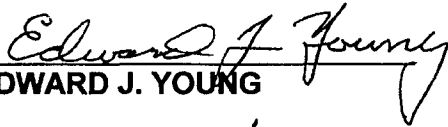
**NORTH** 51 degrees 46' 00 West by Emery Street Extension as shown on said plan 105.96 feet to a point; thence continuing and running  
**NORTH** 27 degrees 49' 55" West by Emery Street Extension as shown on said plan 94.04 to a point; thence turning and running  
**NORTH** 59 degrees 43' 34" West by Lot 9 as shown on said plan 179.54 to a point; thence continuing and running  
**NORTH** 21 degrees 30' 05" East by Lot 9 as shown on said plan 177.34 feet to a point; thence continuing and running  
**NORTH** 40 degrees 27' 03" East by Lot 9 as shown on said plan 652.33 feet to a point; thence turning and running  
**SOUTH** 10 degrees 35' 38" East by land now or formerly of John J. Iacobucci as shown on said plan 20.00 feet to a point; thence turning and running  
**SOUTH** 27 degrees 48' 24" West by Lot 11 as shown on said plan 765.08 feet to a point; thence continuing and running  
**SOUTH** 38 degrees 34' 40 " West by Lot 11 as shown on said plan 261.27 fee to the point of beginning.  
The Grantees agree to waive their rights to file in a Petition to Partition with the recording of this Deed and assume the mortgage to Leader Mortgage Company, Inc. dated September 30, 2004.

PROPERTY MAILING ADDRESS: 12 SKUNK RD.  
MERRIMAC MA 01860

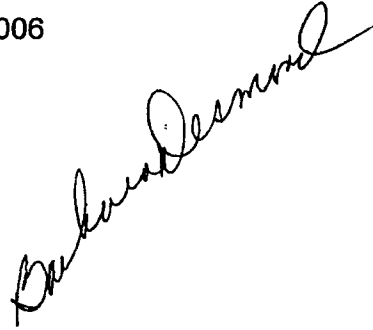
**DELANEY AND DELANEY**  
Attorneys at Law  
564 Main Street  
Waltham, MA 02452

For our title, see deed dated September 15, 2004 and recorded in Essex South Registry of Deeds in Book 23444, Page 407

**Witness** our hands and seals this 11<sup>th</sup> day of March, 2006

  
EDWARD J. YOUNG

  
CATHERINE G. YOUNG



**THE COMMONWEALTH OF MASSACHUSETTS**

**MIDDLESEX, SS**

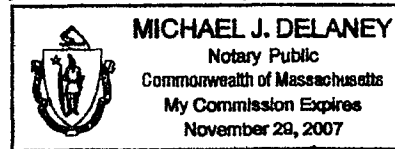
**March 11, 2006**

On this 11<sup>th</sup> day of March, 2006 before me, the undersigned notary public, personally appeared **EDWARD J. YOUNG & CATHERINE G. YOUNG** proved to me through satisfactory evidence of identification, which were a Massachusetts driver licenses, to be the persons whose names are signed on the preceding or attached document and swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Michael J. Delaney

My Commission Exp: Nov. 29, 2007



MERRIMAC PLANNING BOARD

APPROVAL OF THIS PLAN UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

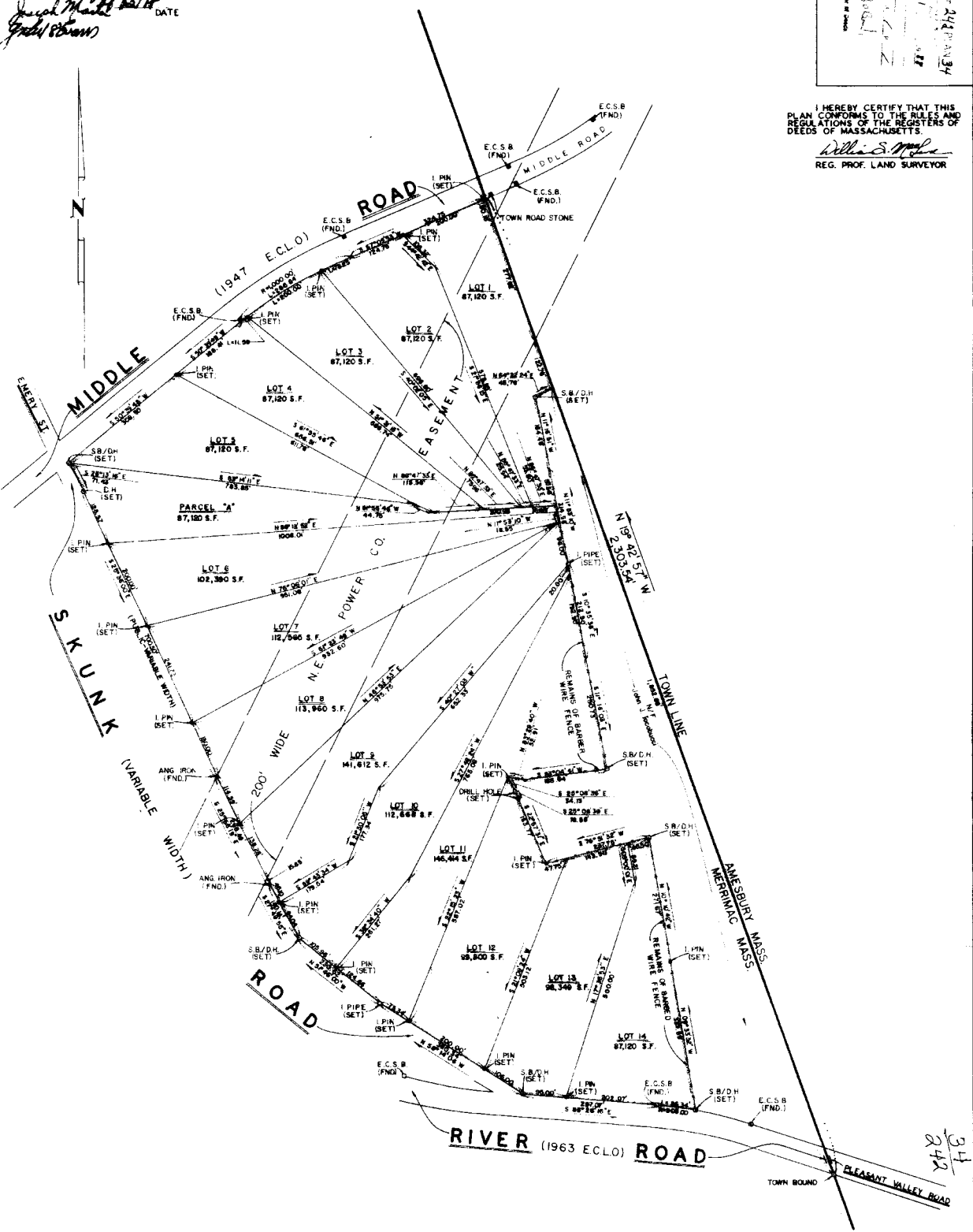
*Deanna Rogers*  
*Joseph M. ...*  
*Paul Brown*

FOR REGISTRY USE ONLY

RECORDS  
MERRIMAC  
1988  
JUN 9 1988

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF MASSACHUSETTS.

*William S. MacLeod*  
REG. PROF. LAND SURVEYOR



**PLAN OF LAND IN MERRIMAC, MASS.**  
 OWNER: NORTH VALLEY LIMITED PARTNERSHIP  
 DATE: JUNE 9, 1988  
 SCALE: 1"=100'

Landover Consultants, Inc.  
 William S. MacLeod  
 Reg. Prof. Land Surveyor

1 East River Place  
 Methuen, Mass.

0 50 100 200 300 FT

8/1  
2/1