



PROPERTY LOCATION
 No 133
 Alt No KING ST, GROVELAND
 Direction/Street/City

OWNERSHIP
 Owner 1: CESARIO RAYMOND J
 Owner 2: CESARIO CONNIE M
 Owner 3:

Street 1: 133 KING ST
 Street 2:
 Twn/City: GROVELAND
 S/P/Prov: MA Cntry
 Postal: 01834
 Type: Own Occ Y

PREVIOUS OWNER

Owner 1:
 Owner 2:
 Street 1:
 Street 2:
 Twn/City:
 S/P/Prov: Cntry
 Postal:

NARRATIVE DESCRIPTION

This Parcel contains .724 ACRES of land mainly classified as ONE FAM with an(1) SPLIT CAPE Building Built about 1975, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	160,800	500	0.724	167,800	329,100
Total Parcel	160,800	500	0.724	167,800	329,100

Source: Market Adj Cost
 Total Value per SQ unit /Card: 147.02 /Parcel: 147.02
 Land Unit Type:
 Parcel ID: 26-029-0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2010	101	FV	160,800	500	0.724	167,800	329,100	329,100	11/25/2009
2009	101	FV	156,900	500	0.724	165,800	343,200	343,200	9/26/2008
2008	101	FV	156,900	500	0.724	219,700	377,100	377,100	10/26/2007
2007	101	FV	156,900	500	0.724	219,700	377,100	377,100	4/30/2007
2006	101	FV	147,900	500	0.724	219,700	368,100	368,100	12/22/2005
2005	101	FV	149,800	0	0.724	219,700	369,500	369,500	12/22/2004
2004	101	FV	149,800	0	0.724	179,800	329,600	329,600	11/18/2003
2003	101	CV	116,300	0	0.724	150,900	267,200	267,200	7/10/2003

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
CESARIO RAYMOND	9430-0179		3/15/1988		179,900	No	No		

TAX DISTRICT

PAT ACCT.

Notes: 1020

Fact Dist	Reval Dist	Year	LandReason	BldrReason

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2004	MEASURED	330	JUSTIN C
3/29/1988	MEASURED	999	UNKNOWN

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	RB	RESID B	100	U		

Code	Descrp	Exempt
n	Census:	
D	Flood Haz:	
s		
1		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PncdUnits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Med	Infl 1	Infl 2	Infl 3	Appraised Value	All Class	%	Spec Land Code	Fac	Use Value	Notes
101	ONE FAM		31519		SQUARE FESITE			0	4.2	1,267.16	1.00					167,780					167,800	

Sign: _____

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

EXTERIOR INFORMATION **BATH FEATURES** **COMMENTS** **SKETCH**

Type: 16 - SPLIT CAPE	Full Bath: 2	Rating: AVERAGE	P85-POOL TW
Sty Ht: 11 - ONE 3/4	A Bath:	Rating:	
(Liv) Units: 1 Total: 1	3/4 Bath:	Rating:	
Foundation: 1 - CONCRETE	A 3/4Bth	Rating:	
Frame: 1 - WOOD	1/2 Bath:	Rating:	
Prime Wall: 4 - VINYL	A Hbth:	Rating:	
Sec Wall:	Other:	Rating:	
Roof Struct: 1 - GABLE	1st Res Grid Desc: Line 1	# Units: 1	
Roof Cover: 1 - ASPHALT SH	Level: FY: LR: DR: D: K: FR: RR: BR: FB: HB: L: O		
Color: BLUE	Other		
View / Desir:	Upper		
	Lvl 1		
	Lvl 2		
	Lvl 1		
	Lower		
	Totals	Rms: 8 BRS: 3 Baths: 2 HB	

GENERAL INFORMATION

Grade: C - AVERAGE	Eff Yr Bilt:	
Year Bilt: 1975	Alt %:	
Alt LLC:	Fac:	
Jurisdiction:		
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg H/F: L: STD	
Prim Int Wall: 1 - DRYWALL	
Sec Int Wall:	
Partition: 1 - TYPICAL	
Prim Floors: 4 - CARPET	
Sec Floors:	
Bsmnt Flr: 12 - CONCRETE	
Bsmnt Gar: 1	
Electric: 3 - TYPICAL	
Insulation: 2 - TYPICAL	
Int vs Ext: S	
Heat Fuel: 3 - ELECTRIC	
Heat Type: 6 - ELECTRIC BB	
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wall	% Sprinkled

OTHER FEATURES

Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Fprl: 1	Rating: AVERAGE
WSF: 1	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond: AV - Average	20.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	20.4%

REMODELING RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	1	8	3	
Totals				

CALC SUMMARY

Basic \$ / SQ: 82.00	
Size Adj: 1.10312	
Const Adj: 0.9801	
Adj \$ / SQ: 88.656	
Other Features: 25200	
Grade Factor: 1.00	
Neighborhood Int: 1	
LUCC Factor: 1.00	
Adj Total: 201953	
Special Features: 0	
Final Total: 160800	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID: 26-029-0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFac	Jurts Value
7	POOL AC	D	Y	124	A	AV	1987		0.00	T	33	101						
2	SHED/FR	D	Y	18x10	A	AV	1990		8.39	T	28.5	101			500			500

WAVV\$/SQ: **AVRate:** **Ind.Val**

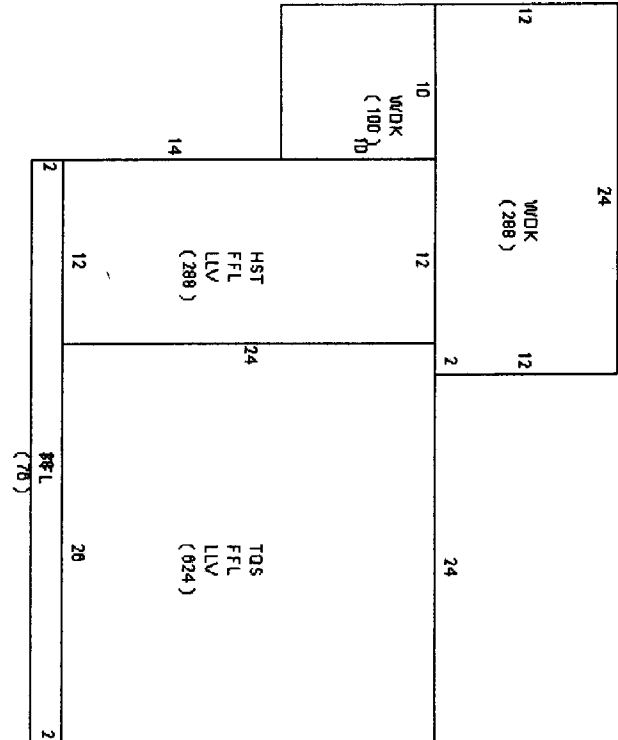
Jurts Factor: **Val/Su Fin:** 71.85 **Val/Su Net:** 55.45

Special Features: 0 **Val/Su SZad:** 100.50

Final Total: 160800

Net Sketched Area: 2,900 **Total:** 176,752

Gross Area: 1600 **Fin Area:** 3200 **2238**



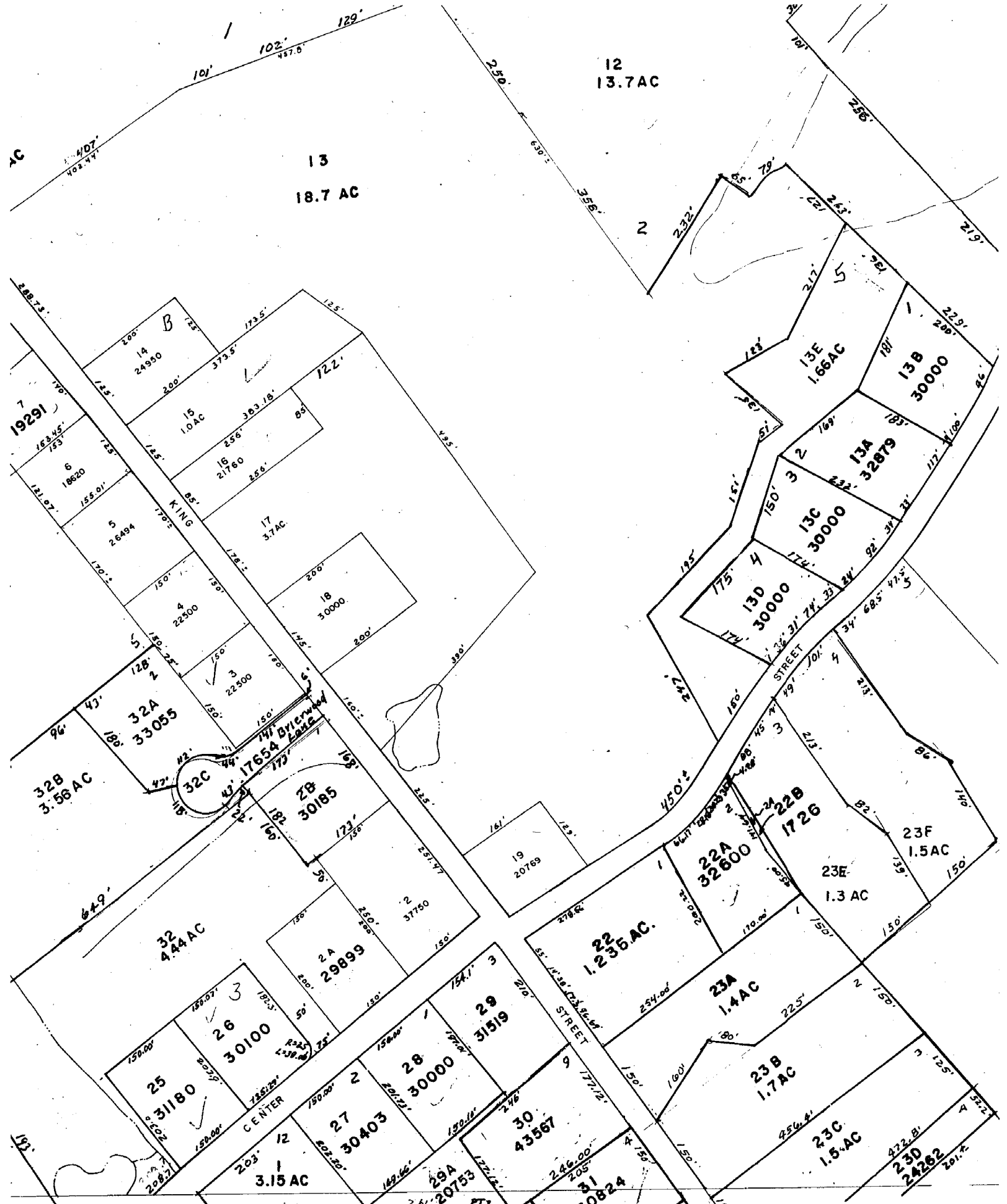
SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	Type	%	Qu	Ten
FFL	1ST FLOOR	988	88.660	87,592	34,363	100%	FLA	70A			
LLV	LOWER LEVEL	912	37.680	40,246							
TOS	3/4 STORY WOOD DECK	468	86.000	2,168							
WDK	WOOD DECK	388	5.590	12,383							
HST	HALF STORY	144	86.000								

IMAGE



AssessPro Patriot Properties, Inc



25

BOOK 9430:179

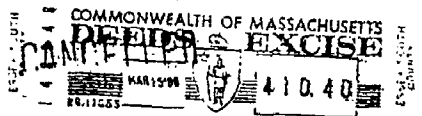
We, David A. Niles and Linda L. Niles, husband and wife, both
of Groveland, Essex County, Massachusetts
in consideration of \$179,900.00

grant to Raymond J. Cesario and Connie M. Cesario, husband and wife, as
tenants by the entirety, both
of 60 Park Road, Chelmsford, MA with *quitclaim covenants*
the land ~~XX~~ with the buildings thereon, in Groveland, Essex County, Massachusetts,
at the intersections of Center Street and King Street and shown as Lot #3 on
"Plan of Land in Groveland, Massachusetts, prepared for Center Realty Trust,
August, 1974, Prembroke Land Survey Co.," duly recorded with Essex South District
Registry of Deeds, Plan Book 131, Plan 80, and bounded according to said plan as
follows:

Northwesterly in two courses on Center Street, 101.48 feet and 52.70 feet; thence
Northeasterly by King Street, 210 feet; thence
Southeasterly by other land of the Trustees, 135.96 feet; and thence
Southwesterly by other land of said Trustees and by land conveyed by us to
Migliori, 220 feet, and containing 31,519 square feet, more or less.

Being the same premises conveyed to us by deed of Center Realty Trust, dated
October 3, 1975, and recorded at Essex South District Registry of
Deeds, Book 6185, Page 534.

Property Address: 133 King Street, Groveland, MA



Executed as a sealed instrument this 14th day of March 19 88
David A. Niles
David A. Niles
Linda L. Niles
Linda L. Niles

The Commonwealth of Massachusetts

Essex, ss. March 14, 1988
Then personally appeared the above named David A. Niles and Linda L. Niles

and acknowledged the foregoing instrument to be their free act and deed
before me: *Barbara B. Gogus*
Barbara B. Gogus
My commission expires 2/11/94 19

REC-1141-95
MAY 15 11:11 AM '88

10 KNOW ALL MEN BY THESE PRESENTS, that we, Raymond J. Casario and Connie M. Casario, husband and wife as tenants by the entirety of the Town of Groveland, Essex County, Massachusetts hereinafter referred to as Grantors, for consideration of One Dollar (\$1.00) and other good and valuable considerations paid, hereby grant to the New England Telephone and Telegraph Company, hereinafter referred to as Grantee, a New York corporation located its principal place of business at 125 High Street, Boston, Massachusetts, 02110, and its successors and assigns forever with quitclaim covenants the right and easement to place and maintain one (1) building structure (PCH-1 Hut) approximately eleven (11) feet wide, by fifteen (15) feet in length and nine and one-half feet (9 1/2) in height and one (1) supportive pad approximately five (5) feet by seven (7) feet upon which will be placed one (1) apparatus cabinet with the necessary wires, cables, terminals, fixtures, electronic and electrical equipment, and appurtenances as the Grantee may from time to time desire, upon, over, under and across a portion of the Grantor's land situated on the southerly side of CENTER STREET in the Town of Groveland, Essex County, Massachusetts. Said PCH-1 Hut and supportive pad shall be constructed within a portion of the Grantor's land shown as a Proposed Easement Area 20'X20' - Access Area 10'X10' on a Plan entitled "Plan of Land in Groveland, Mass., Owned by Raymond J. and Connie M. Casario showing Easement to New England Telephone and Telegraph Company, scale: 1"=20' Nov. 10, 1993 Robert G. Goodwin, Registered Land Surveyor, 82 Central Street, Andover, Mass." to be recorded herewith. Said plan is made a part hereof by reference thereto, copies of which are in the possession of the Grantors and Grantee, the final definitive location of said aforesaid building structure, apparatus cabinet, foundations, supportive pad, cabinet, cables and wires shall become established and permanent by and upon the installation and erection thereof by the Grantee in substantial compliance with the hereinbefore referred to plan. Said easement includes the right and easement to place and maintain the necessary posts, crushed stone, gravel and loan fill to elevate said structures to grade, including the necessary supportive pads to support said building structure and apparatus cabinet, and to place and maintain underground telecommunication and electrical distribution cables as the Grantee may from time to time desire between the said easement area and the public street shown as CENTER STREET on the aforementioned plan.

The Grantors for themselves, their heirs, executors, administrators and assigns, hereby covenants that they will not erect or permit any structures or obstructions including trees, bushes and growth within the said easement area or in close proximity to the proposed underground telephone conduit line which in the judgment of the Grantee, its successors and assigns, might interfere with the proper maintenance of said facilities or service in connection therewith.

public, private ways or streets within, adjacent or contiguous to the aforesaid premises and to have vehicular access within said easement area, proposed underground conduit line and the adjoining premises for construction and maintenance purposes.

By the acceptance hereof, the Grantee agrees to indemnify and hold Grantors harmless from and against any and all actions, claims, or liabilities involving personal injury, property damage, or death caused solely by the negligent acts or omissions or willful misconduct of the Grantee in Grantee's use hereunder.

The Grantee shall have the right at all reasonable times and in a reasonable manner to enter the aforesaid easement area and proposed underground telephone conduit line area and to dig up such portion of said areas as may be reasonably necessary for all of the aforescribed rights. In the event the aforesaid areas are dug up or disturbed in the process of all of the aforescribed rights, the Grantee further agrees to restore said areas to the condition that existed just prior to such disturbance.

Permission is herein granted to enter said parcel of land and premises for all the aforescribed rights.

For Grantors Title see Book 9430, Page 179.

WITNESS our hands and common seal this 23 day of NOVEMBER 1993.

By Raymond J. Cesario
Raymond J. Cesario

By Connie M. Cesario
Connie M. Cesario

COMMONWEALTH OF MASSACHUSETTS

027-52-5907 ss.

November 23, 1993.

Then personally appeared the above-named Raymond J. Cesario and Connie M. Cesario and acknowledged the foregoing instrument to be their free act and deed, before me.

Edward J. Shanley
Notary Public

My Commission Expires 01/20/2000.