

0010 0000 01150 1 of 1 RESIDENTIAL TOTAL ASSESSED: 874,400
 MAP BLOCK LOT CARD Town of West Newb 19511



Patriot
Properties Inc.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	523,200		4.900	351,200	874,400		
						Entered Lot Size	
						Total Land: 4.9	
						Land Unit Type: AC	
						Insp Date	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2007	101	FV	544,900	0	4.9	378,100	923,000	923,000	Year End	12/28/2006
2006	101	FV	544,300	0	4.9	382,200	926,500	926,500		12/23/2005
2005	101	FV	550,100	0	4.9	395,200	945,300	945,300		1/4/2005
2004	101	10	463,600	1100	4.9	389,600	864,300	864,300	FY2004 LA10	9/18/2003
2003	101	FV	483,600	1100	4.9	399,600	864,300	864,300	YEAR END	5/3/2004
2002	101	FV	434,400	0		211,800	646,200	646,200	Conversion	6/3/2002
2001	101	FV	411,300	0		191,800	603,100	603,100	Conversion	10/15/2001

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL Value	Notes
MACCORMACK YV(14093/0014			5/8/1997	CONVIENCE						1 No	No

TAX DISTRICT

Parcel ID	0010 0000 01150
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PAT ACCT.

ASR Map	Fact Dist:	Reval Dis	Year:	LandReas	BidReason

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrp	Comment
10/23/199	131	FOUNDATI	350,000	C				NEW DWELLING NE

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/1996	NEW CONST	700	K RASSIAS

PROPERTY FACTORS

Item	%	Item	Cod	Descrp
Z		U	3	WATER
0		1		
n		1		
Census:		xmpl		
Flood Haz:		Topo		
D		Stre 1		PAVED
s		Traff 2		LIGHT

LAND SECTION (First 7 lines only)

Use Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Inf 1	%	Inf 2	%	Inf 3	%	Appraised Value	All Class	%	Spec Land Code	Fact Use Value	Notes
101 ONE FAM		43560		SQUARE SITE			0	7.95	0.950	ME		ACCES	-5					328,987				329,000	
101 ONE FAM		3.9		ACRES EXCESS			0	7,500	0.760	ME		ACCES	-5	WET				22,230				22,200	

PROPERTY FACTORS

Code	Descrp	%	Item	Cod	Descrp
Z			U	3	WATER
0			1		
n			1		
Census:			xmpl		
Flood Haz:			Topo		
D			Stre 1		PAVED
s			Traff 2		LIGHT

Total AC/H/4.9 Total SF/S/213444.00 Parcel LU/101 ONE FAM Prime NB D/ MOD EXC Total: Spi Cre Total: apro 2008

Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: FY2008

EXTERIOR INFORMATION

Type: 6 - COLONIAL	Full Bal: 1	Ratio: VERY GO
Sty Ht: 2 - 2	A Bath: 1	Ratio: GOOD
(Liv) Units: 1	3/4 Bal: 1	Ratio: GOOD
Total: 1	A 3QB: 1	Ratio: GOOD
Foundation: 1 - CONCRETE	1/2 Bal: 1	Ratio: GOOD
Frame: 1 - WOOD	A HBth: 1	Ratio: GOOD
Prime Wa: 2 - CLAPBOARD	Other Fx: 3	Ratio: VERY GO
Sec Wall: 1	OTHER FEATURES	
Roof Stru: 1 - GABLE	Kits: 1	Ratio: VERY GO
Roof Cov: 1 - ASPHALT SH	A Kits: 1	Ratio: AVERAGE
Color: gray	Fpri: 2	Ratio: AVERAGE
View / De: 1	WSFw: 1	Ratio: AVERAGE

GENERAL INFORMATION

Grade: B+ - GOOD (+)	Location: 1	Unit #: 1
Year Bill: 1996	Eff Yr Bilt: 1	Floor: 1
Alt LUC: 1	Alt %: 1	% Own: 1
Jurisdic: 1	Fact: 1	Name: 1
Const Mod: 1	REMODELING RES BREAKDOWN	
Lump Sum Adj: 1	Exterior: 1	No Uni RMS: 1
	Interior: 1	BRS: 1
	Addition: 1	FL: 1
	Kitchen: 1	
	Baths: 1	
	Plumbin: 1	
	Electric: 1	
	Heating: 1	
	General: 1	

INTERIOR INFORMATION

Avg Ht/Ft: STD	Phys Con: GD - Good	4.2%
Prim Int: 1 - DRYWALL	Functiona: 1	%
Sec Int W: 1 - TYPICAL	Economic: 1	%
Partition: T - TYPICAL	Special: 1	%
Prim Floor: 3 - HARDWOOD	Override: 1	%
Sec Floor: 4 - CARPET	Total: 1	4.2%
Bsmnt Fir: 12 - CONCRETE	DEPRECIATION	
	Phys Con: GD - Good	4.2%
	Functiona: 1	%
	Economic: 1	%
	Special: 1	%
	Override: 1	%
	Total: 1	4.2%

BATH FEATURES

Full Bal: 1	Ratio: VERY GO
A Bath: 1	Ratio: GOOD
3/4 Bal: 1	Ratio: GOOD
A 3QB: 1	Ratio: GOOD
1/2 Bal: 1	Ratio: GOOD
A HBth: 1	Ratio: GOOD
Other Fx: 3	Ratio: VERY GO

COMMENTS

CHK FOR WDK

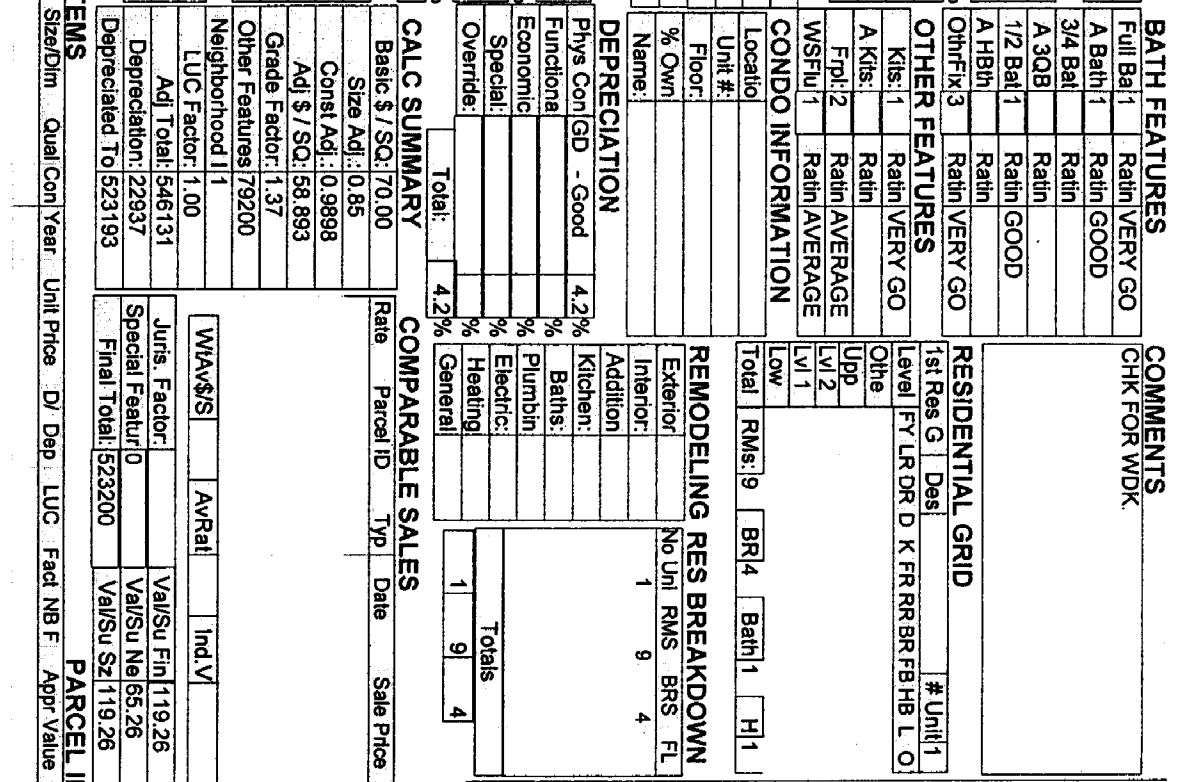
RESIDENTIAL GRID

1st Res G	Des: 1	# Unit: 1
Level: FY LR DR D K FR RR BR FB HB L O		
Other: 1		
Upp: 1		
Lvl 2: 1		
Lvl 1: 1		
Low: 1		
Total: 1	Rms: 9	BR: 4
	Bath: 1	H: 1

REMODELING RES BREAKDOWN

Exterior: 1	No Uni RMS: 1
Interior: 1	BRS: 1
Addition: 1	FL: 1
Kitchen: 1	
Baths: 1	
Plumbin: 1	
Electric: 1	
Heating: 1	
General: 1	

SKETCH



CALC SUMMARY

Basic \$ / SQ: 70.00	Rate: 1	Parcel ID: 1	Typ: 1	Date: 1	Sale Price: 1
Size Adj: 0.85	Const Adj: 0.9898	Adj \$ / SQ: 58.893	Grade Factor: 1.37	Other Features: 79200	Neighborhood: 1
LUC Factor: 1.00	Adj Total: 546131	Depreciation: 22937	Final Total: 523200	WAVS/S: 1	AvRat: 1
Ind V: 1	Juris. Factor: 1	Special Featur: 0	Final Total: 523200	Val/Su Fin: 119.26	Val/Su Net: 65.26
Val/Su Sz: 119.26	PARCEL ID: 0010 0000 01150	Juris. Value: 1	JCo JFac: 1	Juris. Value: 1	Juris. Value: 1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
1	9	4		
Totals				
1	9	4		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,326	14,720	48,970
FFL	1ST FLOOR	2,727	58,890	160,802
SFL	2ND FLOOR	1,061	58,890	62,491
CFL	CATHEDRL	599	63,020	37,746
UAT	ATTIC-UNFN	250	23,560	5,880
EPF	ENCL PORCH	54	64,000	3,456
Net Sketched Area: 8,017		Total:		319,144
Size A: 4387.1		Gross Ar:	8717	Final: 4387

SUB AREA DETAIL

Sub	%	Descrp	%	Qu	Ten
Area Usbl	90				

PEC FEATURES/YARD ITEMS

Code Description: A V QY	Size/Dim	Qual Con	Year	Unit Price	D/ Dep	LUC	Fact NB F	Appr Value	JCo JFac	Juris. Value
PARCEL ID: 0010 0000 01150										

PARCEL ID

0010 0000 01150

IMAGE



Assess Pro

Patriot Properties, Inc

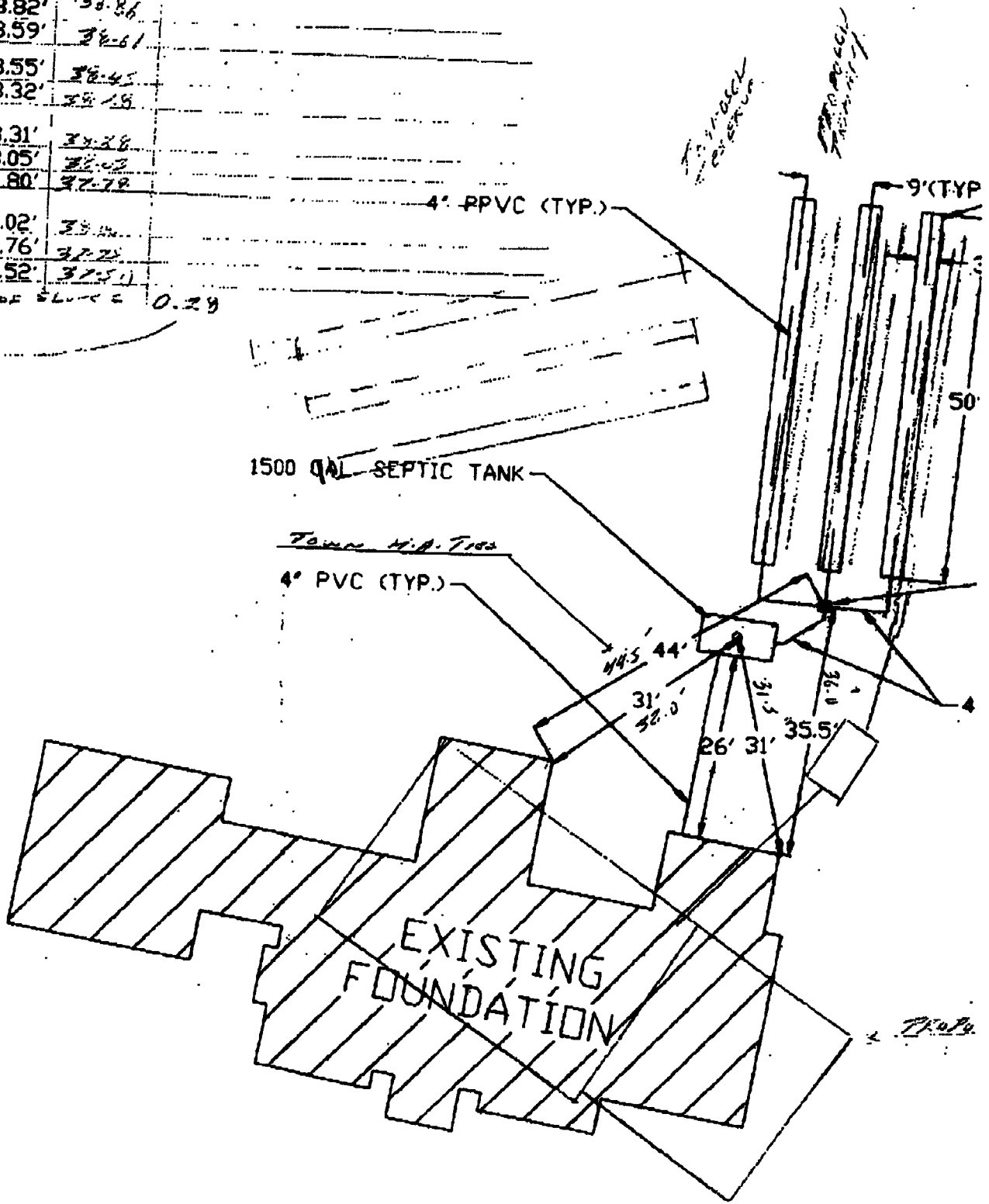
15 MEADOW SWEET RD

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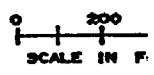
15 MEADOW SWEET RD

	+0.07	39.46'	39.39
	-0.09	38.82'	38.86
	-0.02	38.59'	38.61
IN	+0.10	38.55'	38.45
OUT	+0.07	38.32'	38.18
	+0.03	38.31'	38.28
	+0.07	38.05'	38.02
	+0.07	37.80'	37.78
	+0.02	38.02'	38.00
	+0.01	37.76'	37.72
	+0.02	37.52'	37.51
	H OF SLICE 0.29		





PROPERTY MAP
WEST NEWBURY, MASS.



WNew

MASSACHUSETTS QUITCLAIM DEED

I, Yvonne T. MacCormack, of ^{Rd.} 15 Meadow Sweet West Newbury, Essex County, Massachusetts, for NOMINAL CONSIDERATION paid, grant to George F. MacCormack and Yvonne T. MacCormack, Trustees of MACCORMACK NOMINEE TRUST, dated April 28, 1997, and recorded prior hereto with QUITCLAIM COVENANTS, the land in said West Newbury, on Meadow Sweet Road being shown as lot 3 on a plan entitled "Plan of Land in West Newbury, Massachusetts, Essex County for George and Yvonne MacCormack" dated May 31, 1994, duly recorded with Essex South District in Plan Book 292 Plan 86, to which plan reference is hereby made for a more particular description of said lot. Said lot contains 213,630 square feet or 4.90 acres, more or less, according to said plan.

Being the same premises conveyed to me by deed from George F. MacCormack and Yvonne T. MacCormack dated January 6, 1995, and recorded in Essex South District Registry of Deeds in Book 12887, page 520.

Witness my hand and seal this 28th day of April, 1997.

Yvonne T. MacCormack
YVONNE T. MACCORMACK

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss April 28, 1997

Then personally appeared the above named Yvonne T. MacCormack and acknowledged the forgoing instrument to be her free act and deed before me.

Zachary M. Longley
NOTARY PUBLIC

ZACHARY M. LONGLEY
Notary Public
My Commission Expires December 22, 2000



Record + Return to:
FAMILY SHIELD, INC.
The Professional Building
Forrester Street
Newburyport, MA. 01950

Locus + Trustees: 15 Meadow Sweet Road, West Newbury, MA

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