



PROPERTY LOCATION

No 19 Alt No MEADOW SWEET RD, West N
 Direction/Street/City

OWNERSHIP

Owner MCCOMISH LANCE H
 Owner MARY L MCCOMISH
 Street 19 MEADOW SWEET RD
 Street

PREVIOUS ASSESSMENT

Town/City WEST NEWBURY
 S/Prov/MA Cntr Own Oc
 Postal: 01985-1844 Type

PREVIOUS OWNER

Owner
 Street
 Town/City
 S/Prov Cntr
 Postal:

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM, with a(n) COLONIAL Building Built about 1992. Having Primarily CLAPBOARD Exterior and ASPHALT SH Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Bath
OTHER ASSESSMENTS

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	303,800		0.920	336,600	640,400
Total Parcel		303,800	0.920	336,600	640,400
Source: Market Adj Co		Total Value per SQ unit /Car	255.75	/Parcel/255	

Total Card	303,800	0.920	336,600	640,400
Entered Lot Size				
Total Land: 0.92				
Land Unit Type/AC				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2007	101	FV	312,700	0	.92	364,100	676,800	676,800	Year End	12/28/2006
2006	101	FV	308,300	0	.92	368,400	676,700	676,700		12/23/2005
2005	101	FV	303,500	0	.92	355,700	659,200	659,200		1/4/2005
2004	101	10	277,500	0	.92	359,900	637,400	637,400	FY2004 LA10	9/18/2003
2004	101	FV	277,500	0	.92	359,900	637,400	637,400	YEAR END	5/3/2004
2003	101	FV	243,500	0		180,600	424,100	424,100	Conversion	8/7/2002
2002	101	FV	243,500	0		180,600	424,100	424,100	Conversion	8/7/2002
2001	101	FV	230,200	0		161,300	391,500	391,500	Conversion	10/15/2001

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst Verif	Assoc PCL Value
MERRIMAC RIVER	11479/0561		9/15/1997		95000	Yes	No	

TAX DISTRICT

Parcel ID	0010 0000 01030
-----------	-----------------

PAT ACCT.

Notes	1021
-------	------

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrp	Comment
9/12/1992	86	FOUNDATI	140,000	C	4/28/1993			NEW DWELLING 100%*

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2000	MEASURED	LH	
9/26/2000	MEASURED	LH	

PROPERTY FACTORS

Item	Code	Descrp
Z	U	3 WATER
o	t	
n	1	
Census:		xmpt
Flood Haz:		Topo 1 LEVEL
D		Stre 1 PAVED
s		Traffi 2 LIGHT

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth/Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Int 1	%	Int 2	%	Int 3	%	Appraised Value	Alt Class	%	Spec Land Code	Fact Use Value	Notes
101	ONE FAM	40075.19922		SQUARE SITE			0	7.95	1.057	ME	CI							336,606				336,600	

Sign

1	1
---	---

Total A/C/H	0.92	Total S/F/S	40075.20	Parcel LU	101	ONE FAM	Prime NB D	MOD EXC
Total:		Spl Cre		Total:				

EXTERIOR INFORMATION

Type: 6 - COLONIAL

Sty Ht: 2 - 2

(Liv) Units: 1 - Total: 1

Foundation: 1 - CONCRETE

Frame: 1 - WOOD

Prime Wa: 2 - CLAPBOARD

Sec Wall: %

Roof Stru: 2 - HIP

Roof Cov: 1 - ASPHALT SH

Color: GRAY

View / De

GENERAL INFORMATION

Grade: B - GOOD

Year Bld: 1992 Eff Yr Bld:

Alt LUC Alt %:

Jurisdicl Fact:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Hw/Fl STD

Prim Int 1 - DRYWALL

Sec Int W/ %

Partition: T - TYPICAL

Prim Floor: 3 - HARDWOOD

Sec Floor %

Bsmnt Fir 12 - CONCRETE

Bsmnt Ga 2

Electric: 3 - TYPICAL

Insulation: 2 - TYPICAL

Int vs Ext: S

Heat Fuel: 1 - OIL

Heat Typ: 3 - FORCED HW

BATH FEATURES

Full Ba: 2

A Bath

3/4 Bath

A 3QB

1/2 Bath: 1

A HBth

Other/Fix: 1

OTHER FEATURES

Kits: 1

A Kips:

Fripl: 2

WSFlu

CONDO INFORMATION

Location

Unit #:

Floor:

% Own

Name:

DEPRECIATION

Phys Con: GD - Good

Functiona

Economic

Special:

Override:

Total: 6.2%

CALC SUMMARY

Basic \$ / SQ: 70.00

Size Adj.: 0.919329

Const Adj.: 0.9898

Adj \$ / SQ: 63.697

Grade Factor: 1.27

Other Features: 64125

COMMENTS

NO RESPONSE TO 1ST LETTER SENT 11/5/01.

RESIDENTIAL GRID

1st Res G Des

Level / FY LR DR D K FR RR BR FB HB L O

Other

Upp

Lvl 2

Lvl 1

Low

Total

Rms: 8

BR: 4

Bath: 2

H: 1

REMODELING RES BREAKDOWN

Exterior

Interior

Addition

Kitchen:

Baths:

Plumbin

Electric:

Heating

General

Totals

1

8

4

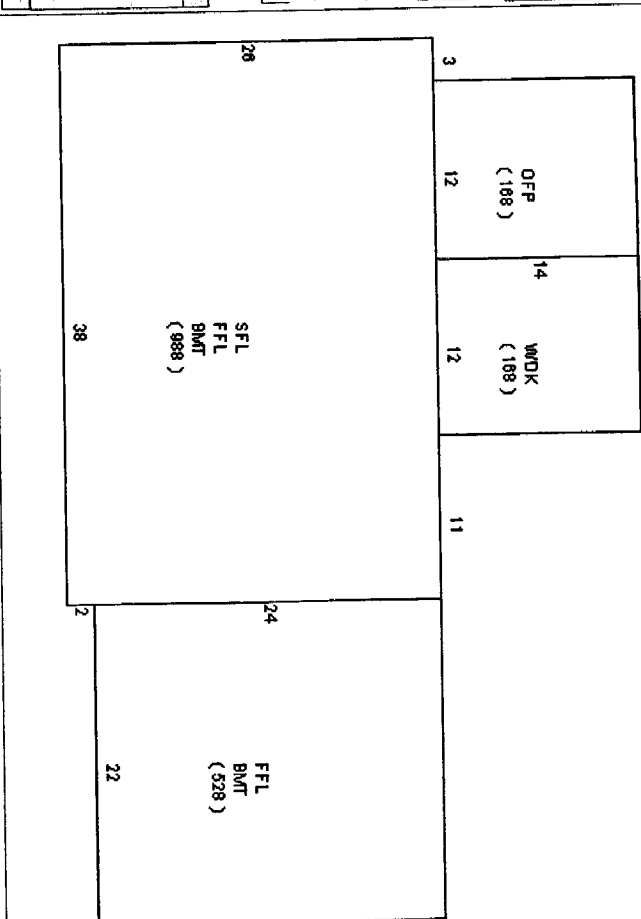
COMPARABLE SALES

Rate

Parcel ID

Typ

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area Usbl	% Descrp	% Qu Ten
BMT	BASEMENT	1,516	15,920	24,141			
FFL	1ST FLOOR	1,516	63,700	96,564			
SFL	2ND FLOOR	988	63,700	62,932			
OFF	OPEN PORCH	168	29,880	5,020			
WDK	WOOD DECK	168	11,950	2,008			

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area Usbl	% Descrp	% Qu Ten
FFL	1ST FLOOR	1,516	63,700	96,564			
SFL	2ND FLOOR	988	63,700	62,932			
OFF	OPEN PORCH	168	29,880	5,020			
WDK	WOOD DECK	168	11,950	2,008			

SPEC FEATURES/YARD ITEMS

Code Description A Y/ Qty

Size/Dim

Qual Con

Year

Unit Price

D/ Dep

LUC

Fact NB F

Appr Value

PARCEL ID

0010 0000 01030

JCo/Jfac

Jur. Value

Net Sketched Area: 4,356

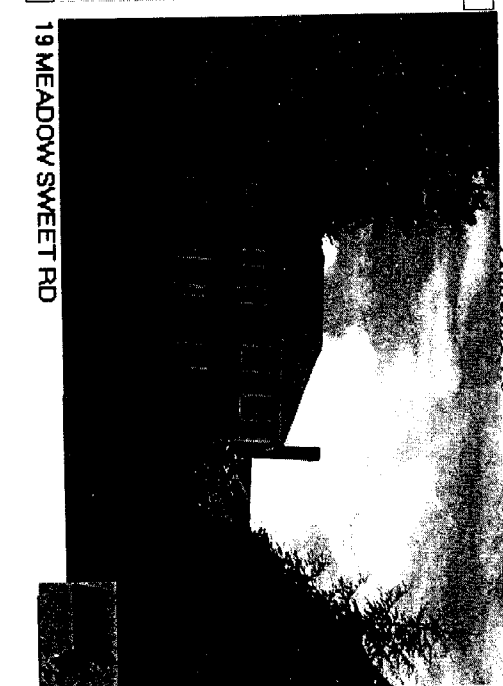
Total: 190,665

Size A: 2504

Gross Ar: 4356

FinAr: 2504

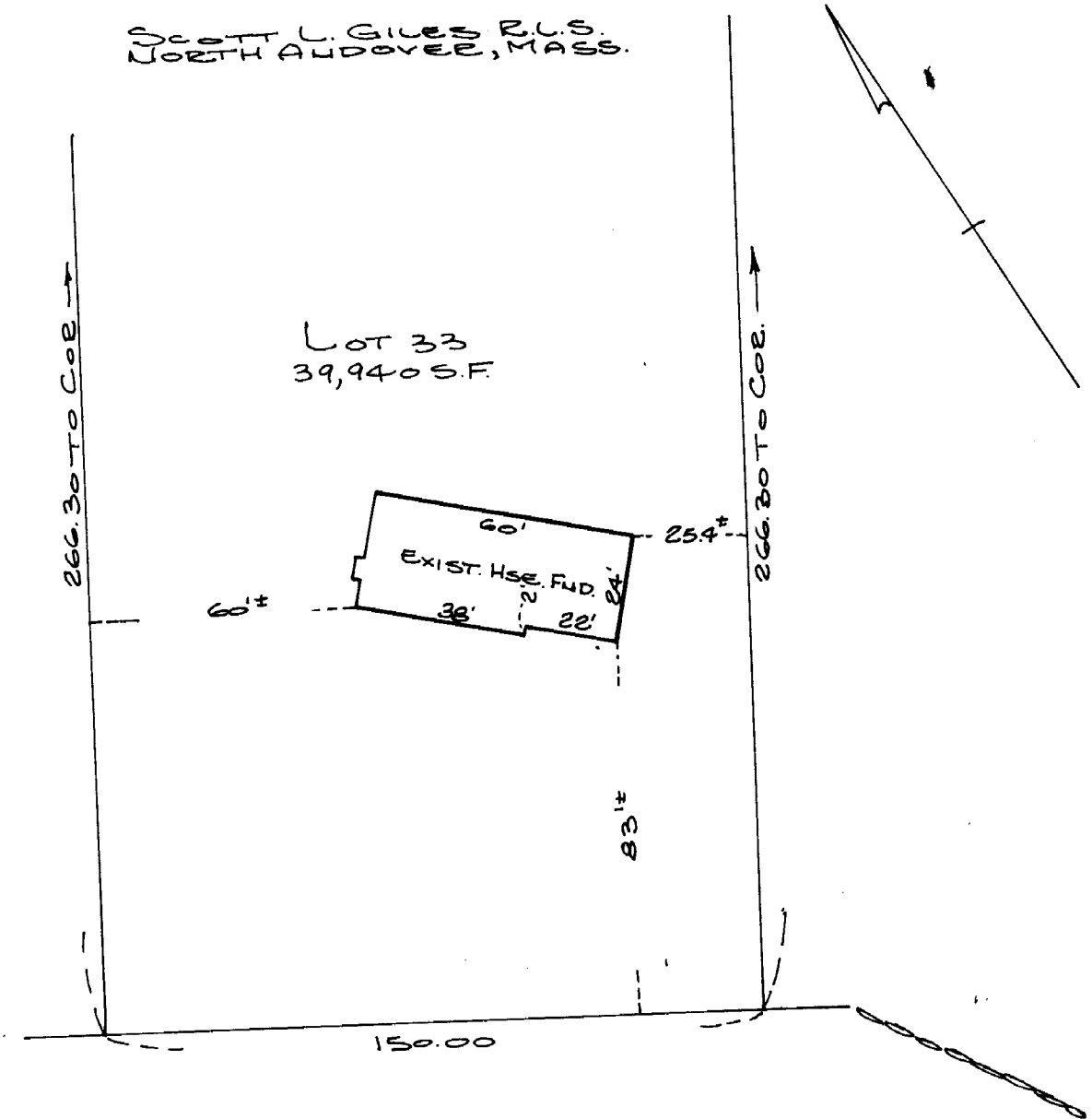
AssessPro Patriot Properties, Inc



19 MEADOW SWEET RD

CERTIFIED FOUNDATION PLAN
 LOCATED IN WEST NEWBURY, MA.
 SCALE: 1" = 40' DATE: 9/25/92

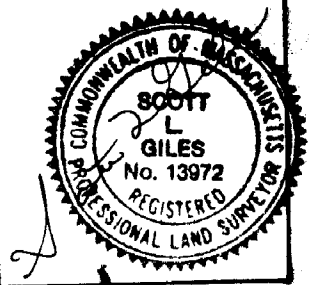
SCOTT L. GILES R.L.S.
 NORTH ANDOVER, MASS.



19 MEADOW SWEET ROAD
 TWIG RUSH

I CERTIFY THAT THE OFFSETS SHOWN COMPLY WITH THE ZONING BY LAWS OF WEST NEWBURY, MA WHEN BUILT.

OFFSETS SHOWN ARE FOR THE USE OF THE BUILDING INSPECTOR ONLY AND SUCH USE IS FOR DETERMINATION OF ZONING CONFORMITY OR NON CONFORMITY WHEN CONSTRUCTED.



9/25/92

19 MEADOW SWEET RD



PROPERTY MAP
WEST NEWBURY, MASS.



DEED

BK 11479 PG 561
09/15/92 11:16 Inst 227

GRANTOR: Merrimac River Corporation, a Massachusetts corporation with its office in West Newbury Ma

For consideration paid of \$ 95000.00 hereby grants to

GRANTEE: Lance H. McComish and MaryL. McComish, husband and wife, as tenants by the entirety

whose address is: 64 Meadow Street, North Andover, MA,

with QUITCLAIM COVENANTS, the premises at: Lot 33 Meadow Sweet Road, West Newbury Ma.

Described as follows:

See Exhibit A attached hereto and made a part hereof

Executed as a sealed instrument ~~August 17~~ ^{SEPTEMBER 14,} 1992

Merrimac River Corporation
by: Edward L. Jarvis Pres/Treas.
Edward L. Jarvis Pres/Treas

RES 10
ESSEX SOUTH
09/15/92
TAX 216.60
CASH 216.60
89144000 11:13
EXCISE TAX

COMMONWEALTH OF MASSACHUSETTS

Essex ss.

~~August 17~~ ^{SEPTEMBER 14,} 1992

Then personally appeared before me the above named Edward L. Jarvis and acknowledged the foregoing to be the free act and deed of Merrimac River Corporation

John C. O'Neil
Notary Public
Commission Expires 3/5/93

Affected premises: 19 Meadow Sweet Rd., W. Newbury, MA

EXHIBIT "A"

The land in West Newbury, Essex County, Commonwealth of Massachusetts situated on Meadow Sweet Road and being shown as Lot #33 on a plan entitled "The Subdivision at Twig Rush, West Newbury, Massachusetts by Cammett Engineering, Inc. dated April 17, 1987" and recorded with Essex South District Registry of Deeds Plan Book 225, Plan 11; to which plan reference is hereby made for a full and complete description of the premises herein conveyed.

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

1. A Declaration of Restrictions dated March 16, 1987 and recorded with said Deeds Book 8964, Page 12 as amended by document recorded with said Deeds Book 9825, Page 248 and by document recorded with said Deeds Book 9522, Page 390.

2. An Order of Conditions issued by the Town of West Newbury Conservation Commission recorded with said Deeds Book 8851, Page 365 and a "Declaration of Restrictions" relating thereto recorded with said Deeds Book 9093, Page 480.

3. An easement to Massachusetts Electric Company recorded with said Deeds Book 9405, Page 253 and Page 258.

4. An easement to New England Telephone et al recorded with said Deeds Book 9495, Page 338.

5. An undivided 1/40th interest in all of the "open space" consisting of 23.7 acres as shown on the plan above referred to together with the right, in common with other owners of said "open space" to use the "open space" consistent with the restrictions herein referred and the By-Laws of the Twig Rush Association recorded with said Deeds Book 9825, Page 249.

6. Easements for drainage as shown on the plan above referred to.

For title see deeds recorded with said Deeds Book 6166, Page 69, Book 10941, Page 38.