

Patriot
 Properties Inc.

USER DEFINED

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	181,100		1.070	285,800	466,900	Entered Lot Size Total Land: 1.07 Land Unit Type AC	
						GIS Ref	
						GIS Ref	
						Insp Date	

Parcel ID	0130 0000 01290
Total Card	181,100
Total Parcel	181,100
Source: Market Adj Co	Total Value per SQ unit / Car: 246.78 / Parcel: 246.

Parcel ID	0130 0000 01290
Legal Description	Entered Lot Size Total Land: 1.07 Land Unit Type AC
User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2006	101	FV	176,400	0	1.07	283,600	460,000	460,000		12/23/2005
2005	101	FV	171,000	0	1.07	281,500	452,500	452,500		1/4/2005
2004	101	10	168,800	0	1.07	279,300	448,100	448,100	FY2004 LA10	9/18/2003
2004	101	FV	168,800	0	1.07	279,300	448,100	448,100	YEAR END	5/3/2004
2003	101	FV	138,300	0		145,500	283,800	283,800	Conversion	8/7/2002
2002	101	FV	138,300	0		145,500	283,800	283,800	Conversion	8/7/2002
2001	101	FV	129,700	0		125,500	255,200	255,200	Conversion	10/15/2001
2000	101	FV	108,700	0		110,500	217,200	217,200	Conversion	6/28/2000

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL	Value
BRUNAU LT LAWRE	10759/0077		4/16/1997	FAMILY		1	Yes	No			

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL	Value
BRUNAU LT LAWRE	10759/0077		4/16/1997	FAMILY		1	Yes	No			

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrp	Comment
11/18/1998	2	FOUNDATI	90,000		6/13/2002			NEW DWELLING 1000
								6/13/2002 NEW CONST
								6/13/2002 MEASURED
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1	Other Assessments		
2	Property Factors		
3	Other		
4	Other		
5	Other		
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7	Other		
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EXTERIOR INFORMATION

Type: 5 - CAPE	
Sy Ht: 1T - 1T	
Lv) Units: 1	Total: 1
Foundation: 1 - CONCRETE	
Frame: 1 - WOOD	
Trim: 2 - CLAPBOARD	
Sec Wall: 1	
Roof Stru: 1 - GABLE	
Roof Cov: 1 - ASPHALT SH	
Color: GRAY	
View / De	

BATH FEATURES

Full Bat: 2	Ratin	AVERAGE
A Bath	Ratin	
3/4 Bat	Ratin	
A 3QB	Ratin	
1/2 Bat	Ratin	
A HBth	Ratin	
Other Fix	Ratin	

OTHER FEATURES

Kits: 1	Ratin	AVERAGE
A Kits:	Ratin	
Fppl: 1	Ratin	AVERAGE
WSFlu:	Ratin	

GENERAL INFORMATION

Grade: C - AVERAGE	
Year Bld: 1991	Eff Yr Bld:
Ht LUC:	Alt %:
Unbedic:	Fact:
Const Mod:	
Lump Sum Adj:	

COND O INFORMATION

Location:	
Unit #:	
Floor:	
% Own:	
Name:	

INTERIOR INFORMATION

Wg Ht/FLL: STD	
Prim Int: 1 - DRYWALL	
Sec Int: W	
Partit: T - TYPICAL	
Prim Floor: 4 - CARPET	
Sec Floor:	
Smrnt Flr: 12 - CONCRETE	
Insmt Gal: 1	
Electric: 3 - TYPICAL	
Insulation: 2 - TYPICAL	
Int vs Ext: S	
Heat Fuel: 1 - OIL	
Heat Typ: 3 - FORCED HW	
Heat Sy: 1	
6 Heated: 100	% AC:
Solar HW: NO	Central V: NO
% Com:	% Sprinkl:

DEPRECIATION

Phys Con: GD - Good	6.7%
Functiona	
Economic	
Special:	
Override:	
Total:	6.7%

COMMENTS

RESIDENTIAL GRID
 1st Res G Desi # Unit 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other
 Upp
 Lvl 2
 Lvl 1
 Low
 Total Rms: 7 BR: 4 Bath: 2 H

REMODELING RES BREAKDOWN

Exterior	No Unit	RMS	BRS	FL
Interior	1	7	4	
Addition				
Kitchen:				
Baths:				
Plumbin				
Electric:				
Heating				
General				
Totals	1	7	4	

CALC SUMMARY

Basic \$ / SQ:	66.00
Size Adj.:	1,054.97
Const Adj.:	0.9898
Adj \$ / SQ:	68.918
Grade Factor:	1.00
Other Features:	40500
Neighborhood:	1
LUC Factor:	1.00
Adj Total:	194,083
Depreciation:	13,004
Depreciated To:	181,080

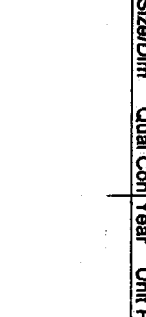
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

Code	Description	Area - SQ	Rate - AV	Under Value	
BMT	BASEMENT	1,112	17,230	19,159	
FFL	1ST FLOOR	1,112	68,920	76,636	
TQS	3/4 STORY	780	68,920	53,756	
OFFP	OPEN PORCH	88	40,000	3,520	
WDK	WOOD DECK	32	16,000	512	
Net Sketched Area:	3,124	Total:	153,584		
Size A:	1892	Gross Ar:	3384	FinAr:	1892

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Under Value
BMT	BASEMENT	1,112	17,230	19,159
FFL	1ST FLOOR	1,112	68,920	76,636
TQS	3/4 STORY	780	68,920	53,756
OFFP	OPEN PORCH	88	40,000	3,520
WDK	WOOD DECK	32	16,000	512

SUB AREA DETAIL

Sub	%	Descr	%	Qu	Ten

REC FEATURES/YARD ITEMS
 Code Description A Y/ Qty Size/Dim Qual Con Year Unit Price D/ Dep LUC Fact NB F Appr Value JCo JFac Jurts. Value

Parcel ID: 0130 0000 01290

WAV\$/S AV/Rat Ind V

Jurts. Factor: Val/Su Fin: 95.72

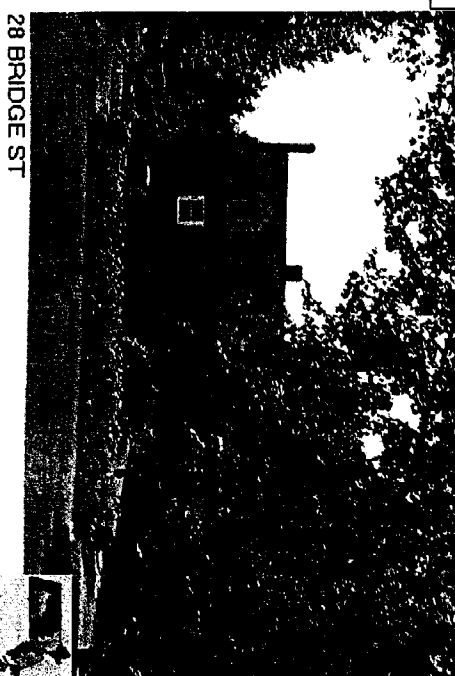
Special Featur ID: Val/Su Ne: 57.97

Final Total: 181,100 Val/Su Sz: 95.72

PARCEL ID: 0130 0000 01290

JCo JFac Jurts. Value

Assess Pro Patriot Properties, Inc



28 BRIDGE ST

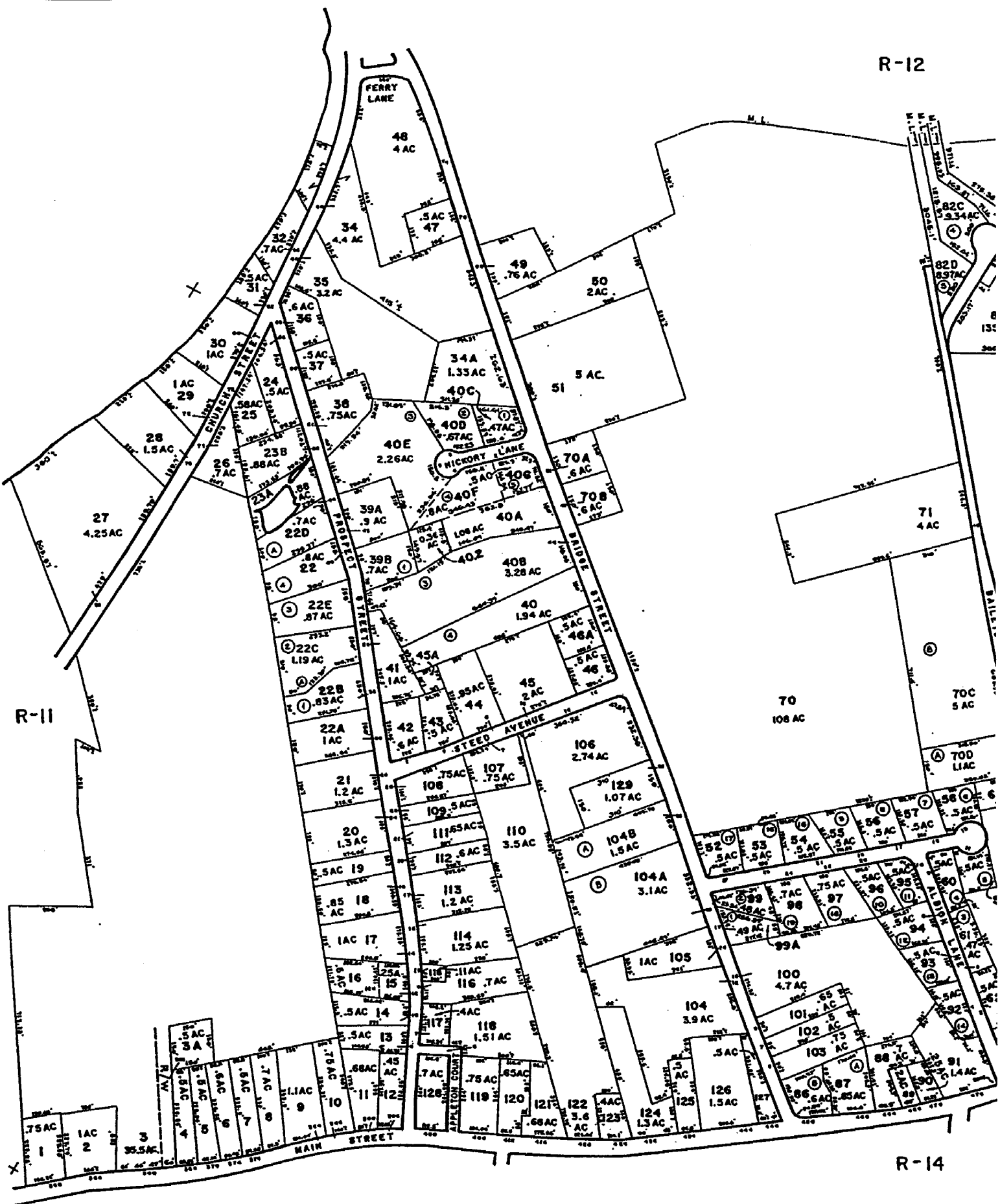
Foreign

Total Yard Fee

Total Special Feature

Total:

R-12



R-11

R-14

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1968

PROPERTY MAP
WEST NEWBURY, MASS.

25

LAWRENCE P. BRUNAUT

of 61 9th Avenue, Haverhill, Essex

County, Massachusetts

in consideration of NOMINAL

grant to LAWRENCE P. BRUNAUT and DIANE M. BRUNAUT, husband and wife as tenants by the entirety

of 61 9th Avenue, Haverhill, Essex County, Massachusetts with quitclaim covenants

A certain parcel of land being shown as Lot B on a plan entitled "Subdivision Plan of Land in West Newbury, Mass. Owner-Applicant Evenie Brunault, Bridge St. and Steed Ave. Scale: 1"=40' July 11, 1990" recorded at Essex South District Registry of Deeds at Plan Book 263, Plan 100 and said lot being more particularly bounded and described as follows:

Beginning at a point on Bridge Street at an iron pipe shown on said plan; thence running SOUTH 40° 04' 50" WEST along land now or formerly of Marion M. Latham 310.00 feet to a point; thence turning and running

NORTH 50° 30' 54" WEST along Lot A as shown on said plan 150.00 feet to a point; thence turning and running

NORTH 40° 04' 50" EAST along said Lot A as shown on said plan 310.00 feet to a point on Bridge Street; thence turning and running

SOUTH 50° 30' 54" EAST along said Bridge Street 150.00 feet to the point and place of beginning.

Lot B contains 46,495 square feet, according to said plan.

Being the same premises conveyed to grantor by deed of Evenie M. Brunault dated September 28, 1990 and recorded with Essex South District Registry of Deeds at Book 10590, Page 076.

Executed as a sealed instrument this 15th day of April 1991

Lawrence P. Brunault
LAWRENCE P. BRUNAUT

The Commonwealth of Massachusetts

Essex

ss.

April 15 19 91

Then personally appeared the above named LAWRENCE P. BRUNAUT

and acknowledged the foregoing instrument to be his free act and deed,

Before me, James T. Connolly, Jr. Notary Public

My commission expires August 22 1991

1991 APR 16 AM 10:34
000125