

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value	Yr. Code	Yr. Code	Assessed Value	Yr. Code	Yr. Code	Assessed Value
TKACZEK STANLEY D LESLIE P I/E 28 LAVALLEY LN NEWBURYPORT, MA 01950 Additional Owners:					RESIDENTL RES LAND RESIDENTL	1010 1010 1010	123,600 279,100 6,300	123,600 279,100 6,300	006 1010 1010	006 1010 1010	151,400 201,200 1,800	006 1010 1010	006 1010 1010	151,200 201,200 1,800
SUPPLEMENTAL DATA					Other ID: 93-91 SUB-DIV: CONDO CV PHOTO: INLAW Y/N WARD: LOT SPLIT PREC: 05 1/2 HSE GIS ID: ASSOC PID#									



RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Yr	VI	SALE PRICE	C	Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
TKACZEK STANLEY D FRYE STEHLIN DONNA J STEHLIN KEVIN I TRAUMENI ALFRED LOSCO JOHN REALTY TRUST PETER JOHN CONST INC	17804/0207 16623/0146 10805/0269 07234/0464 06893/0273 06658/0588	10/26/2001 10/17/2000 05/24/1991 10/05/1983 12/21/1981 12/03/1979	Q U Q U Q Q	I I I V V V	314,000 0 149,900 10,000 15,000 0	00 1H 00 11 00 0	2008 2008 2008 2008 2008 2008	1010 1010 1010 1010 1010 1010	123,600 279,100 6,300	007 1010 1010 1010 1010 1010	151,400 201,200 1,800	006 1010 1010 1010 1010 1010	006 1010 1010 1010 1010 1010	151,200 201,200 1,800	
Total: 409,000 354,400 Total: 354,200															

EXEMPTIONS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD		NBHD/SUB	NBHD NAME			TRACING			
		6/A	STREET INDEX NAME			BATCH			
Total: 409,000									

OTHER ASSESSMENTS	Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
APPRaised Bldg. Value (Card)				121,900					
APPRaised XF (B) Value (Bldg)				1,700					
APPRaised OB (L) Value (Bldg)				6,300					
APPRaised Land Value (Bldg)				279,100					
Special Land Value				0					
Total Appraised Parcel Value				409,000					
Valuation Method:				C					
Adjustment:				0					
Net Total Appraised Parcel Value				409,000					

This signature acknowledges a visit by a Data Collector or Assessor

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
	AR278-6/04	06/16/2004	RS	Residential	8,885		100		INSTL.16 VINYL REPL

VISIT/CHANGE HISTORY	Date	Type	ID	CD	Purpose/Result
	8/30/2006		PR	00	Measur+Listed
	9/10/1996		BB	01	Measur+1 Visit
	10/20/1988		SIR	04	Measur/Vac/Boarded up

LAND LINE VALUATION SECTION	Use #	Use Description	Zone	D	Depth	Units	Unit Price	I	Acres	C	Adj.	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
	1	1010 SINGLE FAM MDL-01	R1			12,663 SF	19.16	1.15	6	1.0000	1.00			22.04	279,100

Total Card Land Units: 12,663 SF															
Parcel Total Land Area: 12,663 SF															
Total Land Value: 279,100															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	08		Raised Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2	19		Brick Veneer				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2	14		Carpet				
Interior Fir 1	11		Ceram Clay Ttl				
Interior Fir 2	03		Gas				
Heat Fuel	04		Forced Air-Duc				
Heat Type	01		None				
AC Type	03		3 Bedrooms				
Total Bedrooms	1						
Total Bathrms	1						
Total Half Baths	1						
Total Xtra Fixrs	7						
Total Rooms	02						
Bath Style	02						
Kitchen Style	02						

OB-OUTBUILDING & YARD ITEMS(A) / NF-BUILDING EXTRA FEATURES(B)

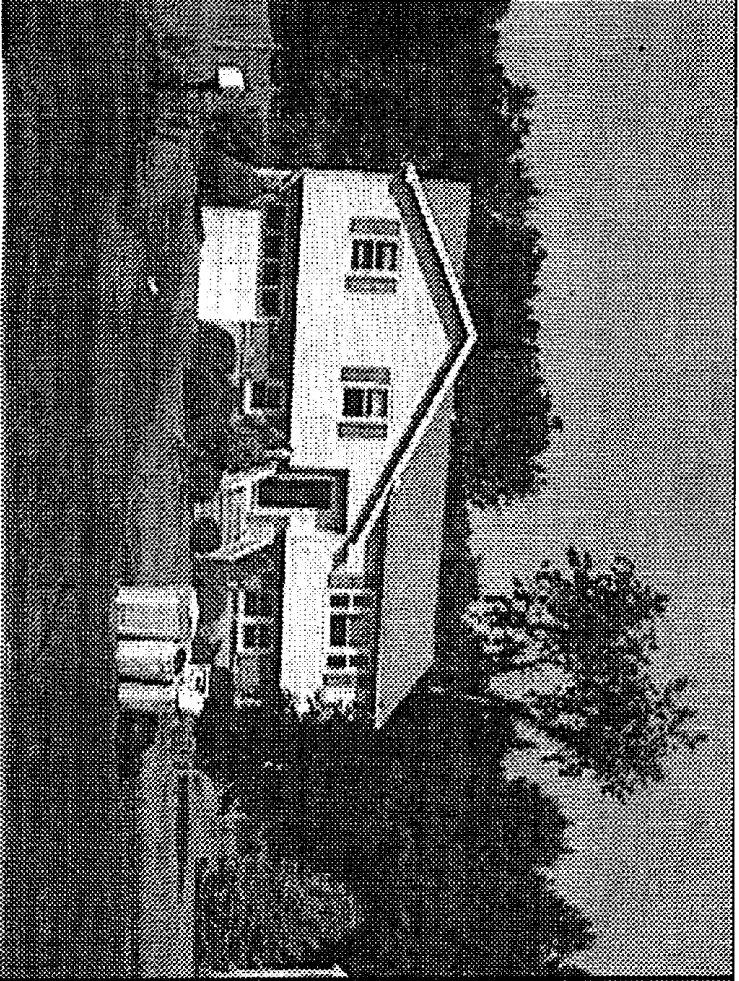
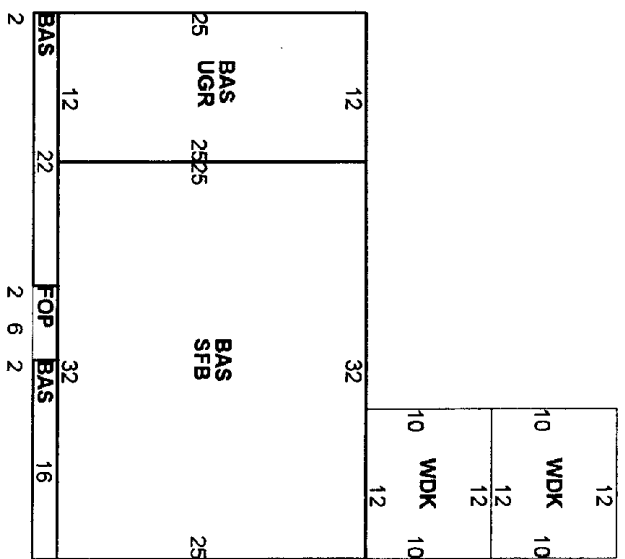
Code	Description	Sub	Sub Descript	U/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	PkCnd	Apr Value
SPL4	POOL,AGR RO			24	194.00	1996		0		P0	4,200
PATO	PATIO,AVG			1,460	9.00	2006		0		50	2,100
FP14	FIREPLACE, M			1	1,900.00	1995		1		100	1,700

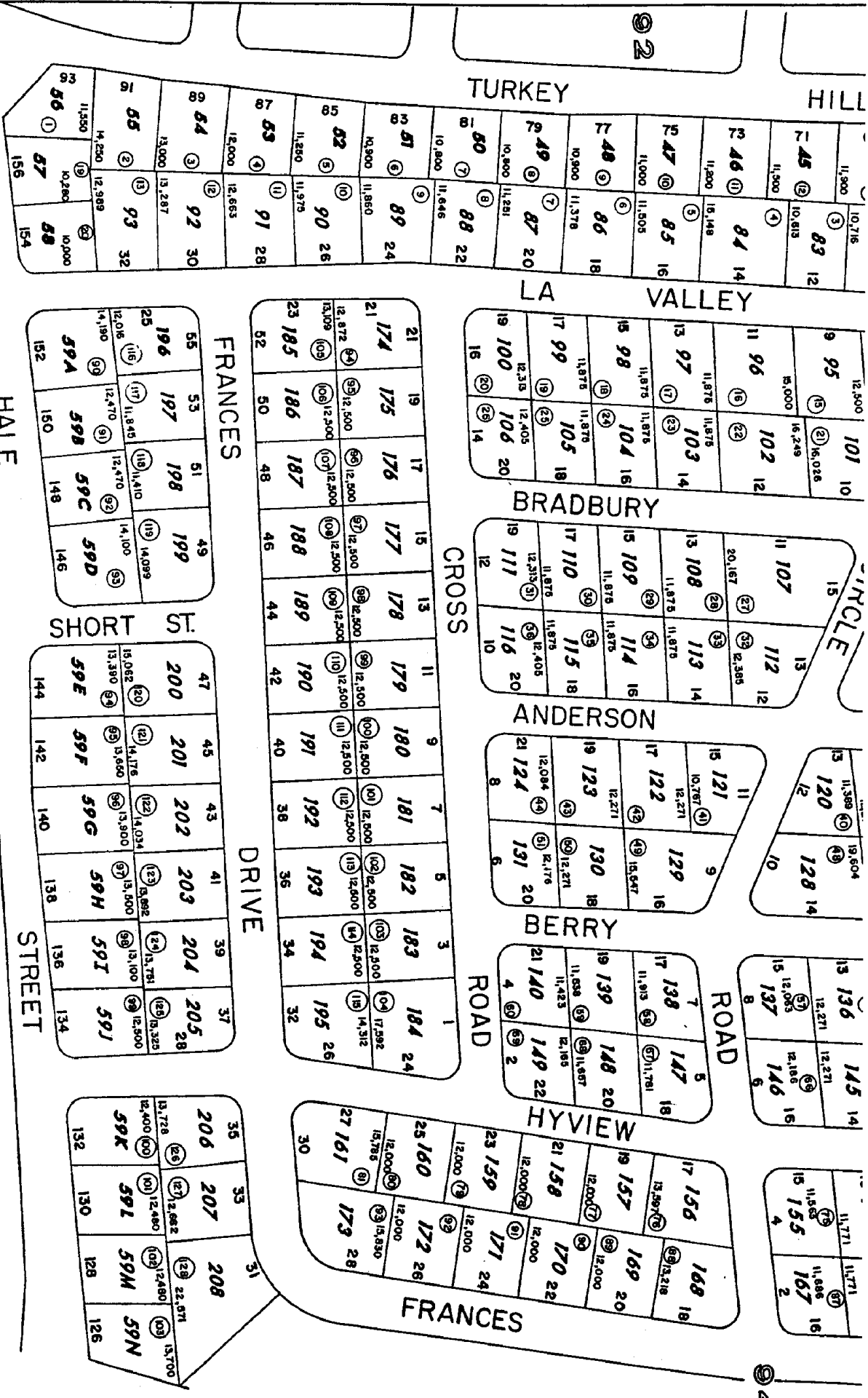
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	EF Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,176	1,176	1,176	78.20	91,964
FOP	Porch, Open	0	12	2	13.03	156
SFB	Base, Semt. Finished	0	800	480	46.92	37,536
UGR	Garage, Unfinished	0	300	90	23.46	7,038
WDK	Deck, Wood	0	240	24	7.82	1,877
Ttl Gross Liv/Use Area:		1,176	2,528	1,772		138,571

COST/MARKET VALUATION

Adj. Base Rate:	78.20
Replace Cost	138,571
AYB	1,985
EYB	1,995
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	12
Functional Obshnc	0
External Obshnc	0
Cost Trend Factor	1
Status	
% Complete	88
Overall % Cond	121,900
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

87

SCALE: 1" = 100'

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1966

ASSESSORS MAP
NEWBURYPORT, MASS.

93

Quitclaim Deed

2001102600395 Bk:17804 Pg:207
10/26/2001 12:02:00 DEED Pg 1/2

I, Donna J. Frye-Stehlin

Of

For consideration of three hundred fourteen thousand (\$314,000.00) Dollars

Grants to

Stanley D. Tkaczek and Leslie P. Tkaczek, husband and wife as tenants by the entirety

Of 28 LaValley Lane, Newburyport, Essex County, Massachusetts 01950

With Quitclaim Covenants:

The land in Newburyport, Essex County, Massachusetts bounded and described as follows:

Lot 11 as shown on Definitive Subdivision Plan, Kelleher Pines, Newburyport, Massachusetts, Owner, Frances I. Kelleher, dated October, 1978 Pembroke Land Survey Company, recorded with Essex south District Registry of Deeds Plan Book 153, Plan 73.

Subject to easements, restrictions and covenants of record, insofar as the same are in force and effect.

Said Lot 11 contains 12,662 s/f, more or less.

Lot 11 being a portion of the same premises conveyed to Alfred Fraumeni by deed John Losco REalty Trust dated September 8, 1983 and recorded with said Deeds at Book 7234, Page 464.

Also see Lot 100, as shown on Plan of Land of Frances I. Kelleher, Hale Street, Newburyport, Massachusetts Subdivision of Frontal Lots, dated January, 1978, Donald P. Morgan, P.E. Civil Engineer, Scale 1"=40', recorded with said Essex South District Registry of Deeds, Plan Book 146, Plan 100.

For my right in title see deed of Kevin T. Stehlin dated October 12, 2000 and recorded at Book 16623, Page 146.

COHEN LAW OFFICES, P.C.
873 TURNPIKE STREET
NORTH ANDOVER, MA 01845

SALVAGE
DEEDS REG 10
ESSEX SOUTH
10/26/01 12:02:00
000000 #000
FILED
DATE 11-01-01

Witness my hand and seal this 24th day of October, 2001

Donna Frye-Stehlin
Donna J. Frye-Stehlin

Commonwealth of Massachusetts
October 24, 2001

Essex, Ss

Then personally appeared the above named Donna J. Frye-Stehlin and
acknowledged the foregoing instrument to be her free act and deed before me.

Notary Public
My Commission Expires:

RE: 28 LaValley Lane
Newburyport, Massachusetts 01950

D. STEPHEN COHEN
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 16, 2007

Return to:

Cohen Law Offices, P.C.
873 Turnpike Street
North Andover, Massachusetts 01845