

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	07		Modern/Contemp				
Model	01		Residential				
Grade	06		Grade 6				
Stories	2						
Occupancy	1						
Exterior Wall 1	12		Cedar or Redwd				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Comp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bathrms	2						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	7		7 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Upr Value
FPL3	2 STORY CHH			B	1	5,438.00	1992		1		100	4,800

BUILDING SUB-AREA SUMMARY SECTION

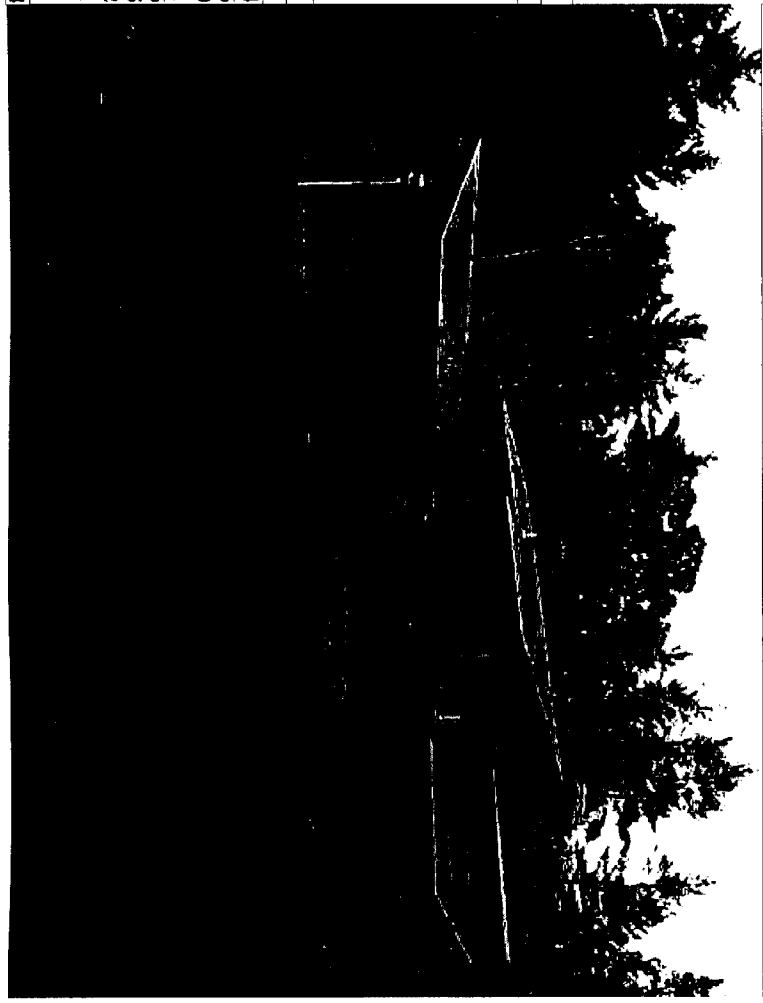
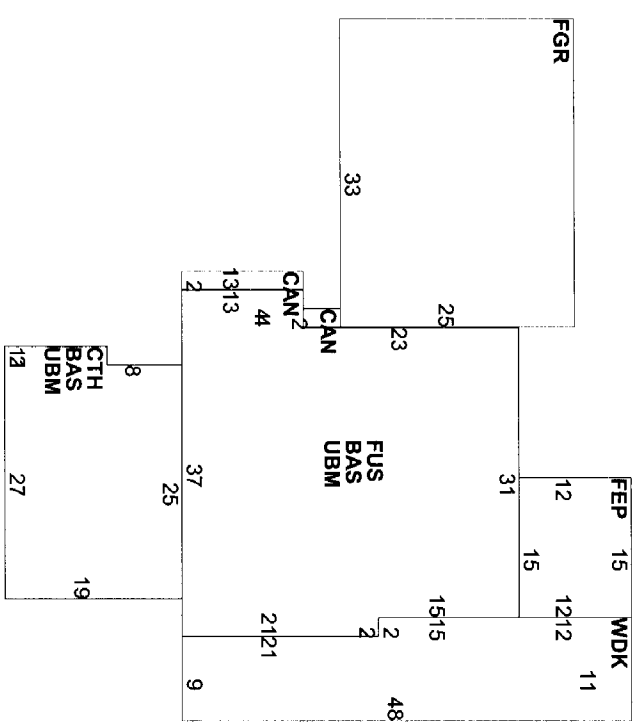
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,707	1,707	1,707	86.52	147,684
CAN	Canopy	0	34	7	17.81	606
CTH	Cathedral Ceiling	0	497	0	0.00	0
FEP	Porch, Enclosed, Finished	0	180	126	60.56	10,901
FGR	Garage, Finished	0	825	248	26.01	21,456
FUS	Upper Story, Finished	1,210	1,210	1,210	86.52	104,685
UBM	Basement, Unfinished	0	1,707	341	17.28	29,502
WDK	Deck, Wood	0	486	63	11.22	5,451
Ttl. Gross Liv/Lease Area:		2,917	6,646	3,702		320,284

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	86.52
Section, RCN:	320,284
Net Other Adj:	0.00
Replace Cost	320,284
AYB	1992
EYB	1992
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	12
Functional Obsolete	0
External Obsolete	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	88
Apprais Val	281,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



2
125

QUITCLAIM DEED

2003073000972 Bk:21401 Pg:359
07/30/2003 14:11:00 DEED Pg 1/2

We, Julian Brown and Patricia Brown, of Boxford, Massachusetts, for consideration paid of EIGHT HUNDRED TWENTY-NINE THOUSAND FIVE HUNDRED (\$829,500.00) Dollars grant to Paul A. Ruggerio and Lillian L. Ruggerio, husband and wife as tenants by the entirety of 46 Brookview Road, Boxford, Massachusetts with *quitclaim covenants*

The land situated in Boxford, Essex County, Massachusetts and being shown as Lot 2 on a plan of land entitled "Plan of Land in Boxford, MA property of Maureen A. Bernard and Judith A. LaBonte, Trustees of Country Hill Associates Realty Trust Scale: 1" = 60' February 10, 1988 Donohoe & Parkhurst, Inc. 152 Main Street, Wenham, MA" recorded with Essex South District Registry of Deeds as Plan 70 of Plan Book 236.

Said Lot 2 containing 6.629 +/- acres, according to said plan.

Said premises are conveyed subject to Declaration of Restrictive Covenants for Land Owned by Country Hill Associates Realty Trust recorded with said Deeds in Book 9823, Page 197.

For title see Deed recorded in Book 11158, Page 220.

WITNESS our hands and seals this 7th day of July, 2003.

Julian Brown
Julian Brown

Patricia Brown
Patricia Brown

Essex, ss. COMMONWEALTH OF MASSACHUSETTS July 7th, 2003

then personally appeared the above-named Julian Brown and Patricia Brown and acknowledged the foregoing instrument to be their free act and deed, before me,

Maria Gerekos
Notary Public:
My Commission Expires:

[deeds\46BrookviewRd]

Maria Gerekos, Notary Public
Commonwealth of Massachusetts
My Commission Expires 4/2/2010

P Ruggerio
LAW OFFICES OF ARLENE KEATING
450 MAIN STREET
P.O. BOX 985
WEST NEWBURY, MA 01985

SELEM
DEEDS REG 10
ESSEX SOUTH

07/30/03 11:11PM 01
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FEE \$3782.52

CASH \$3782.52