

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CANNON HILL RD EX, GROVELAND
OWNERSHIP		
Owner 1:	CARD JOHN J	
Owner 2:		
Owner 3:		
Street 1:	116 CANNON HILL RD EX	
Street 2:		
Twn/City:	GROVELAND	
S/Prov:	MA	City
Postal:	01834	

PREVIOUS OWNER

Owner 1:	CARD - GLORIA E	
Owner 2:		
Street 1:	116 CANNON HILL RD EX	
Twn/City:	GROVELAND	
S/Prov:	MA	City
Postal:	01834	

NARRATIVE DESCRIPTION

This Parcel contains .402 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1964. Having Primarily CLAPBOARD Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Baths

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	119,900		0.402	151,900	271,800
Total Card			0.402	151,900	271,800
Total Parcel			0.402	151,900	271,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 222.06 /Parcel: 222.06			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2009	101	FV	119,900	0	.402	151,900	271,800	271,800
2008	101	FV	119,900	0	.402	178,700	298,600	298,600
2007	101	FV	119,900	0	.402	178,700	298,600	298,600
2006	101	FV	117,100	0	.402	178,700	298,800	298,800
2005	101	FV	117,800	0	.402	178,700	298,500	298,500
2004	101	FV	117,800	0	.402	137,600	255,400	255,400
2003	101	CV	91,000	0	.402	125,200	216,200	216,200
2003	101	FV	91,000	0	.402	125,200	216,200	216,200

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARD GLORIA E	28048-165	Q	9/19/2008	CONVENCE	1No	No	4			
GOODWIN, CAROL A	27951-269	Q	7/31/2008	CONVENCE	1No	No	4			
CARD WILLIAM C	26843-523	Q	6/17/2007	CONVENCE	1No	No	4			
CARD WILLIAM C	5444-0111		5/1/1967		1No	No				

TAX DISTRICT

PAT ACCT.

Date	Number	Descrp	Amount	CIO	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2004	MEAS-INSPECTD	330	JUSTIN C
3/23/1988	MEASURED	999	UNKNOWN

PROPERTY FACTORS

Item Code	Descrp	%	Item Code	Descrp
Z RB	RESID B	100	U	
0			1	
n			1	
Census:				
			Exempt	
Flood Haz:				
D			Topo	
s			Street	
1			Traffic	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Infl	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		17500		SQUARE FEBSITE			0	4.25	2.042	MA	1.00							151,904						151,900	

LEGAL DESCRIPTION

Parcel ID	18-012-0
Entered Lot Size	
Total Land:	
Land Unit Type:	

USER ACCT.

Date	Time
9/26/2008	
10/26/2007	
1/3/2007	
08/15/09	11:16:53

LAST REV

Date	Time
11/18/2003	
12/22/2004	
7/10/2003	
11/1/2002	



USER DEFINED

Prior Id # 1:	1975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 4:	
Prior Id # 5:	

ASR MAP:


ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	

SIGNATURE OF AGENT OR CLERK

Signature:	
Print Name:	

BOX 44
SHEEHAN, SCHIAVONI
AND JUTRAS, LLP
70 BAILEY BOULEVARD
HAVERHILL, MASSACHUSETTS 01830

See
1


2007051700043 Bk:26843 Pg:523
05/17/2007 09:51:00 TRD Pg 1/2

Property Address: 6 Cannon Hill Road Extension, Groveland, MA 01834

DEED

I, GLORIA E. CARD, surviving spouse of William C. Card, of Groveland, Essex County, Massachusetts

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration

grant to CAROL A. GOODWIN AND JOHN J. CARD, TRUSTEES OF CARD REALTY TRUST under Declaration of Trust dated *May 15,* 2007, having an address of 9 Waterside Lane, West Newbury, Massachusetts, recorded herewith

with quitclaim covenants

The land with the buildings thereon situated on Cannon Hill Road Extension in Groveland, Count of Essex, being shown as Lot 19 on a plan entitled, "Briscoe Heights", Groveland, Mass. Owner Austin Briscoe, J.D. Carter, Surveyor, May 15, 1963 recorded with Essex South District Registry of Deeds, Plan Book 100, Plan 74, bounded and described as follows:

- SOUTHWESTERLY: by the sideline of Cannon Hill Road Extension, one hundred twenty-five (125) feet;
- NORTHWESTERLY: by Lot 20 on said plan, one hundred forty (140) feet;
- NORTHEASTERLY: by a portion of Lots 26 and 27 on said plan, one hundred twenty-five (125) feet;
- SOUTHEASTERLY: by Lot 18 on said plan, one hundred forty (140) feet.

Containing 17,500 square feet of land according to said plan.

Said premises are conveyed subject to a twenty (20) foot drain easement as delineated on said plan.


Subject to and with the benefit of easements and covenants of record, insofar as they are now in force and applicable and together with the right to pass and repass on foot or with vehicles over all roads and ways shown on said plan.

Being the same premises described in a deed from James R. Hall and Doris Hall to William C. Card and Gloria E. Card dated May 17, 1967 and recorded in Essex South District Registry of Deeds, at Book 5444, Page 111.

Excepting and reserving to the grantor a life estate in the within premises, to occupy, hold, possess and use said premises during her life.

William C. Card died May 31, 2000. See Death Certificate and Affidavit recorded in said Registry at Book 16536, Pages 283 and 284.

Executed as a sealed instrument this 15th day of May, 2007.



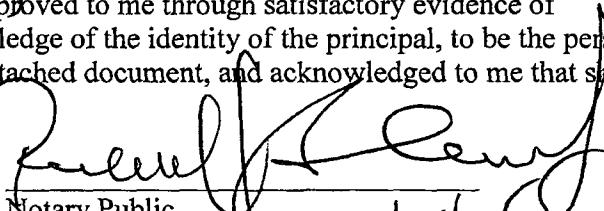
Gloria E. Card

THE COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 15th day of May, 2007, before me, the undersigned notary public, personally appeared Gloria E. Card, proved to me through satisfactory evidence of identification, which was my personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.





Notary Public

My commission expires: 9/5/09