

Unofficial Property Record Card - West Newbury, MA

General Property Data

Parcel ID 0270 0000 0040B	Account Number
Prior Parcel ID --	
Property Owner ROCHE ESTHER E BOYD STEPHEN C & MARY M	Property Location 843 MAIN ST Property Use ONE FAM
Mailing Address 841 MAIN ST	Most Recent Sale Date 12/30/1997 Legal Reference 14510/0324
City WEST NEWBURY	Grantor BOYD STEPHEN & MARY
Mailing State MA Zip 01985	Sale Price 60,000
ParcelZoning RC	Land Area 2.600 acres

Current Property Assessment

Card 1 Value	Building Value 293,600	Xtra Features Value 0	Land Value 244,200	Total Value 537,800
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Building Description

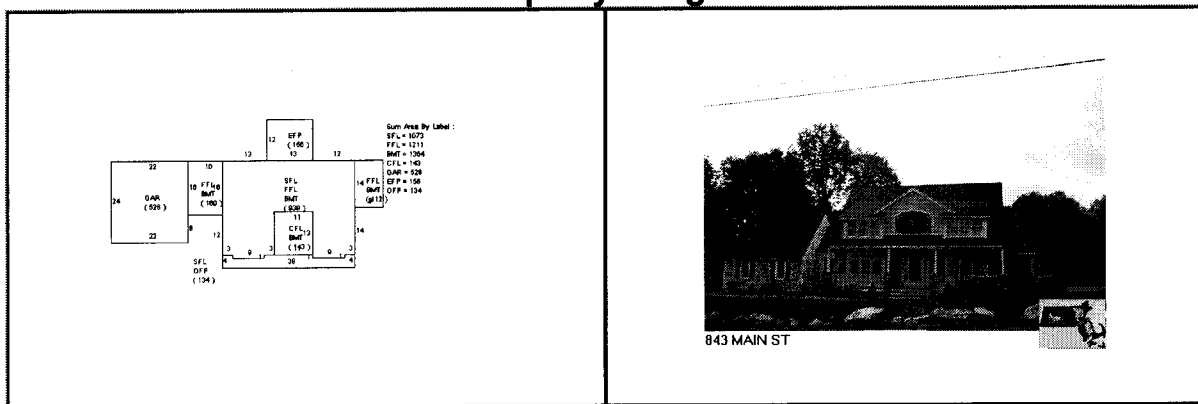
Building Style COLONIAL	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1997	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade GOOD	Roof Cover ASPHALT SH	Heating Fuel OIL
Building Condition Very Good	Siding CLAPBOARD	Air Conditioning 0%
Finished Area (SF) 2373.34999	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 8	# of Bedrooms 4	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

Legal Description

Narrative Description of Property

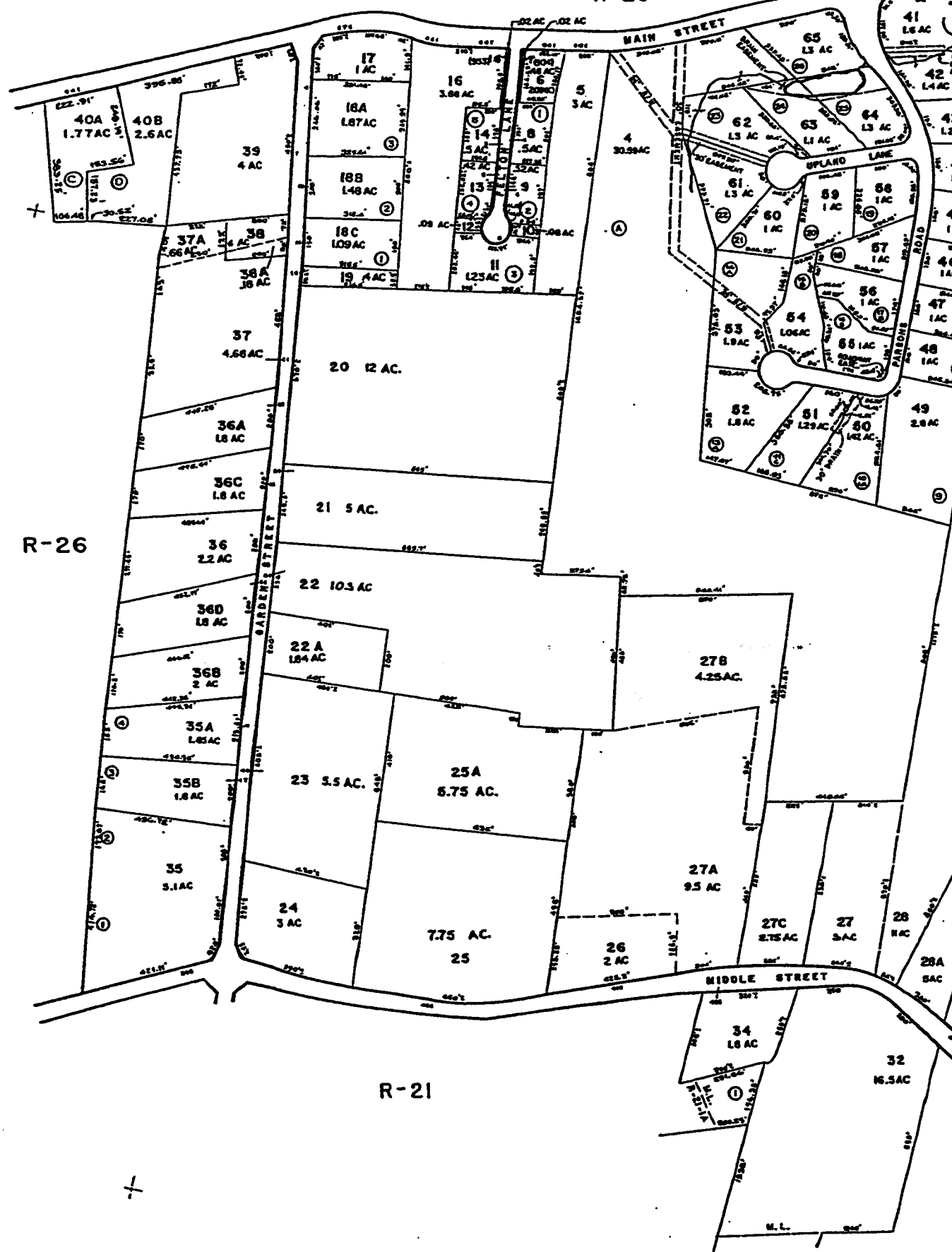
This property contains 2.600 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1997 , having CLAPBOARD exterior and ASPHALT SH roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

R-28



R-26

R-21

FOR ASSIGNMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

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

PROPERTY MAP
WEST NEWBURY, MAINE

QUITCLAIM DEED

12/30/97 8:36 Inst. 20
BK 14510 PG 324

WE, STEPHEN C. BOYD and MARY M. BOYD, husband and wife, of West Newbury, Essex County, Massachusetts

being married, for and in full consideration of SIXTY THOUSAND and NO/100 (\$60,000.00) DOLLARS PAID

grant to ESTHER E. ROCHE of 841 Main Street, West Newbury, Essex County, Massachusetts, for the remainder of her natural life, upon the death of said ESTHER E. ROCHE, to STEPHEN C. BOYD and MARY M. BOYD, husband and wife, of 841 Main Street, West Newbury, Essex County, Massachusetts, as tenants by the entirety, with QUITCLAIM COVENANTS

A certain parcel of Land situated on the Southerly side of Main Street (Rte. 113), in West Newbury, Essex County, Massachusetts containing 113,449 square feet of land, more or less, and being shown as Lot D on a plan of land entitled, "Plan of Land on Main Street in West Newbury, MA., Prepared for Stephen & Mary Boyd by Apple Associates, Inc.," dated July 2, 1997, which plan is recorded with the Essex South District Registry of Deeds in Plan Book 317, Plan 93.

Said Lot D is more particularly bounded and described as follows:

Beginning at an R. Rod at the Northwesterly corner thereof on said Main Street at land now of formerly of Stephen and Mary Boyd shown at Lot C on said plan; thence running North 77°22'00" East by said Main Street, 93.42 feet to a point; thence running North 77°22'00" East by said Main Street 81.11 feet to a Massachusetts Highway Bound; thence running along a curve having a radius of 6216.90 feet by said Main Street with a curve length of 200.73 feet and a delta angle of 01°51'00" to another Massachusetts Highway Bound; thence running North 75°31'00" East by said Main Street 20.62 feet to a point at land now or formerly of Babendrier; thence turning and running South 06°02'56" East by land now or formerly of Babendrier 92.44 feet to a point; thence turning and running South 81°27'04" West by land now or formerly of Babendrier 192.00 feet to a point; thence turning and running South 05°57'04" West by land now or formerly of Babendrier 437.75 feet to a point at land nor or formerly of Laurel Grange; thence turning and running North 82°08'48" West by land now or formerly of Maina 227.08 feet to a concrete bound with a drill hole; thence running North 89°02'57" West by land now or formerly of Maina 30.52 feet to an R. Rod at land shown as Lot C on said plan; thence turning and running North 00°57'03" East by Lot C 157.23 to an R. Rod; thence turning and running North 76°48'01" East by Lot C 153.23 to an R. Rod; thence turning and running North 13°10'10" West by Lot C 248.19 to an R. Rod and the point of beginning.

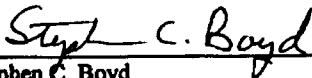
Being a portion of the premises conveyed to Stephen C. Boyd et ux. by deed of Eugene J. Reilly et ux., dated November 24, 1995, and recorded in the Essex South District Registry of Deeds, Book 13295, Page 495.

PROPERTY ADDRESS: Lot D, 841 Main Street West Newbury, Massachusetts 01985

WALTER C. BROWN, JR.
ATTORNEY AT LAW
1000 MAIN STREET
WEST NEWBURY, MA 01985

Subject to all easements and restrictions of record, insofar as the same are now in force and applicable.

WITNESS our hands and seals this 23rd day of December, 1997.



Stephen C. Boyd



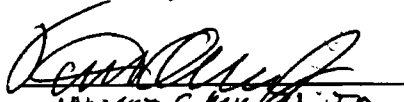
Mary M. Boyd

COMMONWEALTH OF MASSACHUSETTS

ESSEX, SS.

December 23, 1997

Then personally appeared the above named Stephen C. Boyd and Mary M. Boyd and acknowledged the foregoing instrument to be their free act and deed, before me



VINCENT C. MURPHY, JR.

Notary Public

My Commissions Expires: 02/28/2003

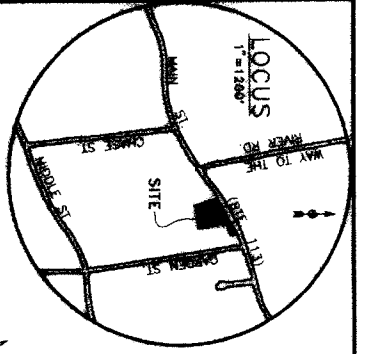
CANCELLED

BEEDS REG 10
ESSEX SOUTH

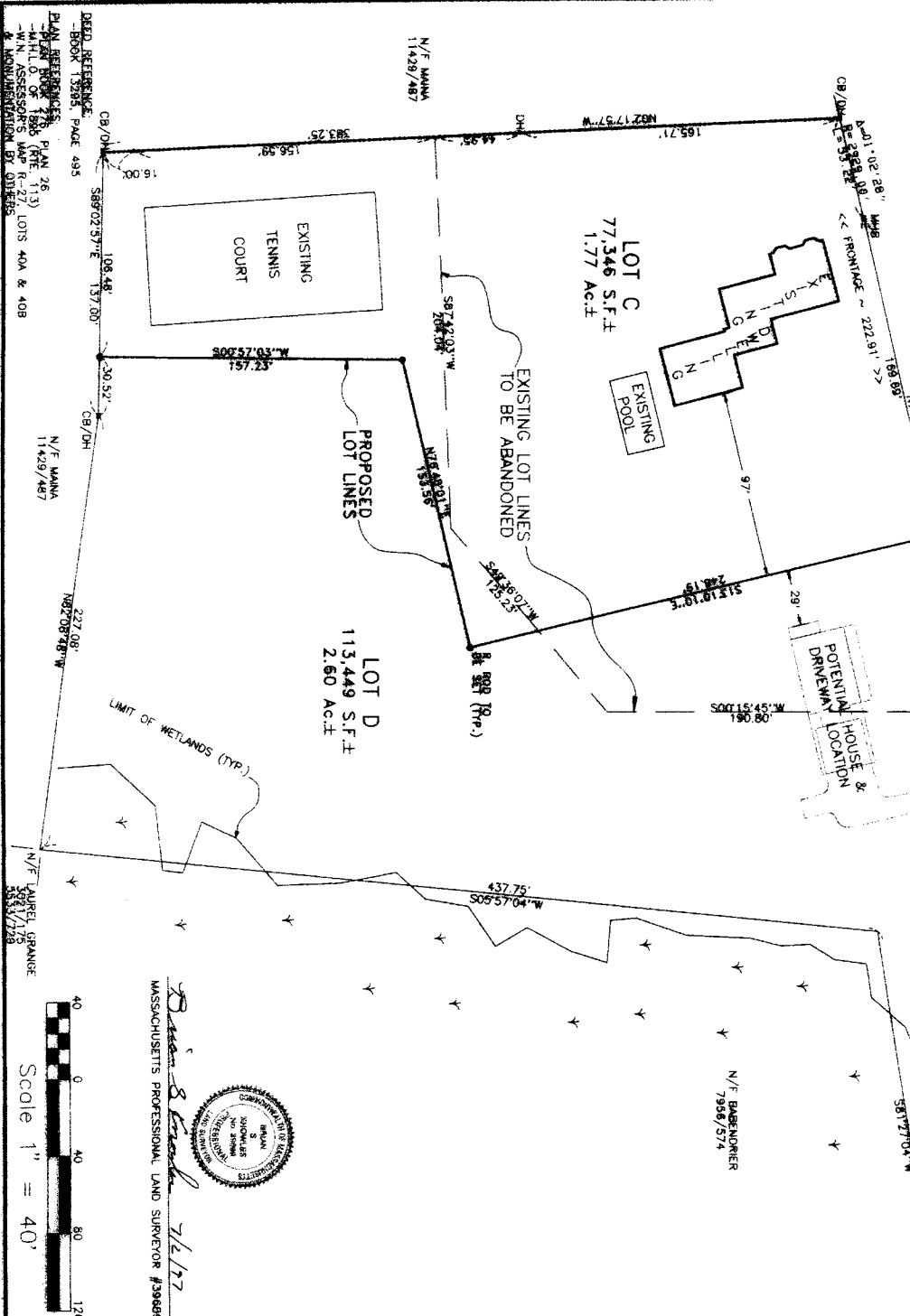
12/30/97

TAX 273.60
CASH 273.60

2486A000 08:32
EXCISE TAX



LOCUST
T-1280°
WAY TO THE
RIVER RD
CHERRY ST
PROPOSED
SITE
MAIN STREET
(RTE. 113)
(PUBLIC - 50FT)STREET



317



PLAN BOOK 317 PLAN 93
 RECORDED BY: [Signature]
 DATE: July 3, 1997
 REGISTERED BY: [Signature]
 REGISTER OF DEEDS

FOR REGISTRY USE ONLY
 I HEREBY CERTIFY THAT THIS PLAN WAS
 PREPARED IN ACCORDANCE WITH THE
 RULES AND REGULATIONS OF THE
 REGISTER OF DEEDS.

WEST NEWBURY PLANNING BOARD
 APPROVAL UNDER SUPERVISION CONTROL
 LAW NOT REQUIRED

[Signature]
 CHAIRMAN

ZONING DISTRICT: RESIDENCE C

MIN. LOT AREA: 22,090 S.F.
 MIN. LOT FRONTAGE: 150 FT.
 YARD SETBACKS:
 FRONT: 40 FT
 SIDE: 20 FT
 REAR: 20 FT

PLAN OF LAND
 MAIN STREET
 IN
 WEST NEWBURY, MA

PREPARED FOR
 STEPHEN & MARY BOND

BY
 APPLE ASSOCIATES, INC.

74 STOREY AVENUE
 NEWBURYPORT, MASSACHUSETTS
 (508) 465-0995

DATE: 7/2/97
 DRAWN BY: DCC
 SCALE: 1" = 40'
 RECORDED BY: BSK



STEPHEN & MARY BOND
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #39889



Scale 1" = 40'

DEED REFERENCE:
 BOOK 13295, PAGE 495
 PLAN REFERENCE:
 PLAN 26
 MAP R-113
 -W.N. ASSESSOR'S MAP R-113, LOTS 40A & 40B
 & RECONSTRUCTION BY 0118785