



PROPERTY LOCATION

No	Alt No	Directions/Street/City
8		WATERSIDE LN, West Newbury

OWNERSHIP

Owner	VITO EDWARD A
Owner	NORMA E VITO
Street	8 WATERSIDE LN
Street	

PREVIOUS OWNER

Owner	
Owner	
Street	
Twn/City	WEST NEWBURY
S/Prov/MA	
Postal:	01985-1436

NARRATIVE DESCRIPTION

This Parcel contains 7.96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1986. Having Primarily CLAPBOARD Exterior and ASPHALT SH Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Bath

OTHER ASSESSMENTS

Code	Descrptn	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	753,400	14,400	7.960	424,800	1,192,600
Total Card	753,400	14,400	7.960	424,800	1,192,600
Total Parcel	753,400	14,400	7.960	424,800	1,192,600
Source:	Market Adj Co	Total Value per SQ unit/Car	/Parcel	/Parcel	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Value	Notes
2007	101	FV	771,200	14400	7.96	436,200	1,221,800	1,221,800	Year End
2006	101	FV	760,500	14400	7.96	431,700	1,206,600	1,206,600	12/23/2005
2005	101	FV	747,500	14600	7.96	417,900	1,180,000	1,180,000	1/4/2005
2004	101	10	753,300	14600	7.96	345,500	1,113,400	1,113,400	FY2004 LA10
2004	101	FV	753,300	14600	7.96	345,500	1,113,400	1,113,400	YEAR END
2003	101	FV	525,800	0		317,300	843,100	843,100	Conversion
2002	101	FV	525,800	0		317,300	843,100	843,100	Conversion
2001	101	FV	521,700	0		297,300	819,000	819,000	Conversion

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL	Value
VITO EDWARD A & 14069/00377	4/24/199:	PORTION/ASS	2/14/199:	PORTION/ASS	22500	No	No	No	No	No	No
VITO EDWARD A & 13975/0013	2/14/199:	PORTION/ASS	8/23/199:		625000	No	No	No	No	No	No
BURNIM B H & B	13158/0478										

TAX DISTRICT

Parcel ID	0010 0000 00656
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BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Cod	F. Descrpt	Comment
7/7/1992	58		12,000		6/30/1992			REPLACE EXIST WIND
5/5/1992	29		12,000		6/30/1992			38X20 GUNITE POOL
11/22/1991	130		400		6/30/1992			WOODSTOVE 100% (2000) ENTRY DENIED
10/27/1986	2	FOUNDATI	200,000		1/1/1988			SING FAMILY DWELL

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2004	FIELDREV CHG	MBM	MARK MAGANE
5/17/2001		LH	
10/25/2000	ENTRY DENIED	LH	
10/25/2000	MEASURED	LH	

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Inf1	%	Inf2	%	Inf3	%	Appraised Value	Alt Class	Spec Land Code	Fact Use Value	Notes
101	ONE FAM	43560	6.96	SQUARE SITE	ACRES EXCESS		0	8.4	1,050	RF	G							384,199			384,200	
101	ONE FAM	6.96					0	7,500	0.777	RF								40,553			40,600	

Total AC/H	7.96	Total SF/S	346737.59	Parcel LU	101	ONE FAM	Prime NB D	RF
Total:		Total:		Spl Cte		Total:		Total:

Sign VERIFICATION OF VISIT NOT DA / /
 Database: FY2008
 2008

EXTERIOR INFORMATION **BATH FEATURES** **COMMENTS** **SKETCH**

Type: 16 - COLONIAL	Full Bath 3	Ratin	GOOD
Sy Ht: 2A - 2A	A Bath	Ratin	
(Lvl) Units: 1 - Total: 1	3/4 Bath	Ratin	
Foundation: 1 - CONCRETE	A 3QB	Ratin	
Frame: 1 - WOOD	1/2 Bath 2	Ratin	GOOD
Prime Wa: 2 - CLAPBOARD	A HBth	Ratin	
Sec Wall:	Onr-Fix	Ratin	
Roof Stru: 2 - HIP	OTHER FEATURES		
Roof Cov: 1 - ASPHALT SH	Kits: 1	Ratin	GOOD
Color: GRAY	A Kits:	Ratin	
View / Dele - EXCELLENT	Fpjl: 4	Ratin	AVERAGE
GENERAL INFORMATION	WSF: 4	Ratin	
Grade: A - V GOOD	CONDON INFORMATION		
Year Bilt: 1986	Eff Yr. Bilt:	Locatio	
Alt: LUC	Alt %:	Unit #:	
Jurisdic:	Fact:	Floor:	
Const Mod:	% Own	% Own	
Lump Sum Adj:	Name:		

INTERIOR INFORMATION **DEPRECIATION** **REMODELING RES BREAKDOWN**

Avg HWFL STD	Phys Con	GD - Good	9.4%
Prim Int: 1 - DRYWALL	Economic		
Sec Int: W	Functional		
Partition: T - TYPICAL	Special:		
Prim Floor: 3 - HARDWOOD	Override:		
Sec Floor:	Total:		9.4%
Bsmnt Fir: 12 - CONCRETE	COMPARABLE SALES		
Bsmnt Ga: 2	Basic \$ / SQ:	70.00	
Electric: 3 - TYPICAL	Size Adj.:	0.85	
Insulation: 2 - TYPICAL	Const Adj.:	0.9898	
Int vs Ext: S	Adj \$ / SQ:	58.893	
Heat Fuel: 1 - OIL	Grade Factor:	1.52	
Heat Typ: 3 - FORCED HW	Other Features:	95869	
# Heat Sy: 1	Neighborhood I:	1	
% Heated: 100	LUC Factor:	1.00	
Solar HW NO	Adj Total:	831540	
% Corn	Depreciation:	78165	
	Depreciated To:	753575	

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: 1	BR: 6	Bath: 3
			H: 2

Exterior	No Uni	RMS	BRS	FL
Interior	1	15	6	
Addition				
Kitchen:				
Baths:				
Plumbin:				
Electric:				
Heating				
General	1	15	6	

Code	Description	Area - SQ	Rate - AV	Under Value	
BMT	BASEMENT	3,536	17,150	60,652	
FFL	1ST FLOOR	2,906	58,890	171,143	
SFL	2ND FLOOR	2,672	58,890	157,362	
WDK	WOOD DECK	864	7,160	6,184	
GAR	GARAGE	805	18,110	14,575	
PAT	PATIO	726	3,230	2,343	
UAT	ATTIC-UNFN	434	23,560	10,233	
HST	HALE STORY	402	58,890	23,704	
Net Sketched Area:		12,453	Total:	451,195	
Size A	5980.5	Gross Ar	13869	FinAr	7041

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/ Dep	LUC	Fact	NB F	Appr Value
12	POOL-IG	D	Y	1	760	A	AV	1992	20,12 T	13	101			13,300
96	WHIRLPOOL	A	Y	1	11	A	GD	1986	1,200.00 T	9	101			1,100

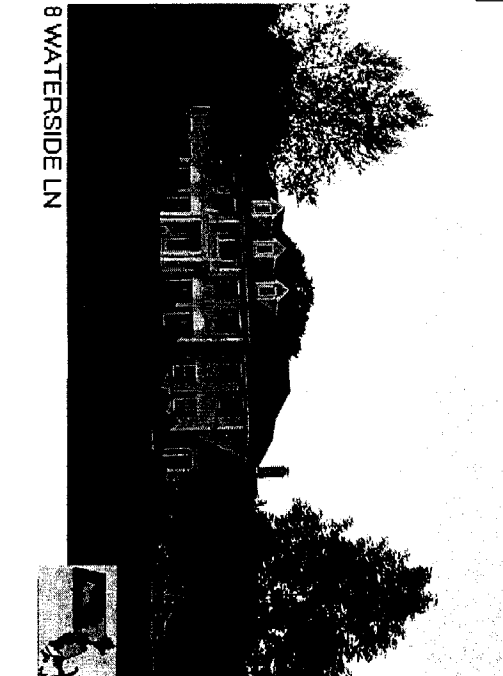
PARCEL ID 0010 0000 00656

Juris. Factor:	Val/Su Fin	107.00
Special Featur ID	Val/Su Ne	60.50
Final Total:	Val/Su Sz	125.98

IMAGE

AssessPro Patriot Properties, Inc

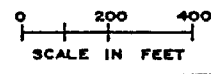
JCO	JFac	Jurfs. Value
		13,300
Total:		14,400



8 WATERSIDE LN



PROPERTY MAP
WEST NEWBURY, MASS.



R-1

QUITCLAIM DEED

I, Barbara Burnim
of West Newbury, Massachusetts

08/23/95 04:04 Inst 392
BK 13158 PG 478

For consideration paid and in full consideration of Six Hundred Twenty Five Thousand and 00/100 Dollars (\$625,000.00)

Grant to Edward A. Vito, Jr. and Norma E. Vito
of 8 Waterside Lane, West Newbury, Massachusetts

With QUITCLAIM COVENANTS

PARCEL I

A certain parcel of land being shown as Lot 6 on "Riverside Definitive Plans, West Newbury, Mass., dated June 18, 1984, revised August 20, 1984", and recorded with Essex South District Registry of Deeds at Plan Book 191, Plan No. 61 and to which Plan reference may be had for a more particular description. Said Lot 6 containing 6.95 acres of land more or less, according to said plan.

Subject to an easement from Terra Firma Realty Corporation to MASSACHUSETTS ELECTRIC COMPANY, dated April 6, 1985, and recorded with the Essex South District Registry of Deeds in Book 7730, Page 358.

Subject to an easement from Terra Firma Realty Corporation to NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, dated April 6, 1985 and recorded with said Registry of Deeds in Book 7714, Page 185.

Being the same premises conveyed to me and my late husband, Bernard H. Burnim, by deed of Garden Management Co., Inc. dated May 23, 1991 and recorded with the Essex South District Registry of Deeds at Book 10806, Page 77.

PARCEL II

The land in West Newbury, being shown as Parcel 8A containing 3.21 acres, more or less, on "Plan of Land in West Newbury, Massachusetts for Terra Firma Realty Corp. Scale : 1"=40', January 6, 1988" drawn by W.C. Cammett Engineering, Inc., recorded with the Essex South District Registry of Deeds at Plan Book 242, Page 84.

Being the same premises conveyed to me and my late husband, Bernard H. Burnim, by deed of Olde Port Bank & Trust dated December 17, 1991 and recorded at said Registry at Book 11062, Page 144.

Bernard H. Burnim died on November 4, 1993.

Executed as a sealed instrument this 21st day of August, 1995.

Barbara Burnim
Barbara Burnim

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

August 27, 1995

Then personally appeared before me the above named Barbara Burnim and acknowledged the foregoing instrument to be her free act and deed.

Lawrence J. MSSI
Notary Public
My Commission Expires: 5-18-95

Loc: 8 Waterside Lane, West Newbury, Ma 01985

CANCELLED
DEEDS REG 10
ESSEX SOUTH
08/23/95

TAX 2850.00
CASH 2850.00
8017000 16:04
EXCISE TAX

PLAN
SEE T.L.D. 314
PL 68

02/14/97 01:33 Inst 351
BK 13975 PG 13

PLAN

We, Edward A. Vito and Norma E. Vito, husband and wife, both
of West Newbury, Essex County, Massachusetts

in consideration of \$22,500.00

grant to George E. Fahey and Sharon T. Fahey, husband and wife, as tenants by
the entirety, both

of 4 Waterside Lane, West Newbury, MA with quitclaim covenants
~~and~~

A certain parcel of land in West Newbury, Essex County, Massachusetts,
being Parcel 6-A2 as shown on a plan entitled, "Lot Line Adjustment in
West Newbury, MA, Essex County, for George Fahey" dated February 5, 1997,
Scale 1" = 40', drawn by W.C. Cammett Engineering, Inc., Amesbury, MA,
said plan to be recorded herewith.

Said Parcel 6-A2 containing 1.74 acres, more or less, according to said
plan and abutting Lot 8 as shown on said plan (presently owned by George
E. and Sharon T. Fahey), said Parcel 6-A2 to become part of and combined
with said Lot 8 on said plan.

Being a portion of the premises conveyed to us and recorded at Essex South
District Registry of Deeds, Book 13158, Page 478.

Subject to encumbrances of record.

No title search requested or completed.

Property Address: Lot 6-A2, Waterside Lane, West Newbury, MA

CANCELLED
DEEDS
ESSEX SOUTH
02/14/97
TAX
102.60
CASH
192.60
96-000000-13136
EXCISE TAX



02/14/1997 Doc: 0351

Executed as a sealed instrument this 12th day of February, 1997
Edward A. Vito
Edward A. Vito
Norma E. Vito
Norma E. Vito

The Commonwealth of Massachusetts

Essex, ss. February 12, 1997

Then personally appeared the above named Edward A. Vito and Norma E. Vito

and acknowledged the foregoing instrument to be their free act and deed

Before me, *Alfred J. Cirone*
Alfred J. Cirone, Notary Public
My commission expires 12/30/99

Not

PLAN

25

We, Edward A. Vito and Norma E. Vito, husband and wife, both
of West Newbury, Essex County, Massachusetts

in consideration of \$7500.00

grant to Daniel G. Chory and Kelly M. Chory, husband and wife, as tenants by
the entirety,

of 6 Waterside Lane, West Newbury, MA

with quitclaim covenants

~~EXHIBIT A~~

A certain parcel of land in West Newbury, Essex County, MA being Parcel B as
shown on a plan entitled, "Plan of Land in West Newbury, MA, Essex County, for
Daniel G. and Kelly M. Chory", dated March 26, 1997, Scale 1"=40', drawn by
W. C. Cammett Engineering, Inc., 297 Elm Street, Amesbury, MA, said plan to be
recorded herewith.

Said Parcel B on said plan containing 22,340 square feet, more or less,
according to said plan and abutting land and buildings presently owned by
Daniel G. and Kelly M. Chory on said plan (numbered 6 Waterside Lane, West
Newbury, MA), said Parcel B to become part of and combined with said
6 Waterside Lane, West Newbury, MA.

Subject to the grantors and their successors in title, reserving an easement
over said Parcel B for "proposed septic maintenance" as shown on said plan.
Neither grantors nor grantees nor their successors in title shall in any way
disturb the slopes-grades for the continuing use and maintenance of the
existing septic system or reserve area septic system (sewage disposal system)
as shown on said plan. The within reserved easement shall be binding upon the
grantors and the grantees, and their successors in title, for as long as
Parcel A (grantors' parcel), as shown on said plan, is serviced by the
underground sewage disposal system (septic system) as shown on said plan and
said easement shall continue in effect until such time as said Parcel A shall
become serviced by a municipal sewage system.

Being a portion of the premises conveyed to us by deed recorded at Essex South
District Registry of Deeds, Book 13158, Page 478.

Subject to encumbrances of record.

No title search requested or completed.

Executed as a sealed instrument this 8th day of April, 1997

CANCELLED

Edward A. Vito
Edward A. Vito
Norma E. Vito
Norma E. Vito

Property Address: Lot B, 6 Waterside Lane, West Newbury, MA

The Commonwealth of Massachusetts

Essex, ss. April 8, 1997

Then personally appeared the above named Edward A. Vito and Norma E. Vito

and acknowledged the foregoing instrument to be their free act and deed.

Before me, *Alfred J. Cifome*
Alfred J. Cifome, Notary Public
My commission expires 12/30/99

CIFOME & HARB
ATTORNEYS AT LAW
17 WEST STREET
HAVERHILL, MA 01830
373-5811

Box 11