



Patriot
Properties Inc.

USER DEFINED

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Legal Description	
Entered Lot Size	
Total Land: 4.71	
Land Unit Type AC	

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	227,100		0.987	234,300	461,400	
PREVIOUS ASSESSMENT						
Parcel ID	0010 0000 00600					
Source: Market Adj Co	Total Value per SQ unit Car 162.56 /Parcel 162.					

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Valu	Total Value	Asses'd Value	Notes	Date
2008	101	FV	227,100	0	0.987	234,300	461,400	461,400		12/28/2007
2007	101	FV	221,200	0	0.987	240,800	462,000	462,000	Year End	12/28/2006
2006	101	FV	213,800	0	4.71	378,300	592,100	592,100		12/23/2005
2005	101	FV	207,700	0	4.71	367,400	575,100	575,100		1/4/2005
2004	101	10	206,700	0	4.71	234,700	441,400	441,400	FY2004 LA10	9/18/2003
2004	101	FV	206,700	0	4.71	234,700	441,400	441,400	YEAR END	5/3/2004
2003	101	FV	231,000	0		187,800	418,800		Conversion	6/3/2002
2002	101	FV	231,000	0		187,800	418,800		Conversion	6/3/2002

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc	PCL Value	Notes
NICHOLS ARTHUR	25420-255		3/1/2006	PORTION/ASS	508200	Yes	No				2006 plan 396-1 this is lot 1A as
HOGAN ARTHUR E	04580/0041		7/15/1951		1500	Yes	No				

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrp	Comment
9/11/2006	2007047	UPDATE K	18,300	C				reno kitch add lau
5/19/1980	42		1,200		1/1/1981			

Date	Date	Result	By	Name
6/8/2007	MEAS-INSPECTD	750	STEVE	WHALEN
5/6/2004	INFO OFC		MBM	MARK MAGANE
3/27/2001			DPC	
2/21/2001	MEAS-INSPECTD		DPC	
8/25/2000	MEASURED		DPC	

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

Code	DescrpNo	Amount	Com. Int

PROPERTY LOCATION
 No Alt No Direction/Street/City
 101 DOLE PL, West Newbury

OWNERSHIP
 Owner FLAHERTY EDWARD M
 Owner FLAHERTY CLAIRE W
 Owner 10 DOLE PLACE
 Street
 Town/City WEST NEWBURY
 S/Prov MA Cnt
 Postal: 01985

PREVIOUS OWNER
 Owner NICHOLS ARTHUR G ESTATE OF -
 Owner DOROTHY E NICHOLS -
 Owner 1141 EAST ROCKEFELLER LANE
 Street
 Town/City HERNANDO
 S/Prov FL Cnt
 Postal: 34442

NARRATIVE DESCRIPTION
 This Parcel contains .987 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1959, Having Primarily WOOD SHING Exterior and ASPHALT SH Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms,
 OTHER ASSESSMENTS

SALES INFORMATION
 Grantor Legal Ref Typ Date Sale Code Sale Price V Tst Verif Assoc PCL Value Notes
 NICHOLS ARTHUR 25420-255 3/1/2006 PORTION/ASS 508200 Yes No 2006 plan 396-1 this is lot 1A as
 HOGAN ARTHUR E 04580/0041 7/15/1951 1500 Yes No

BUILDING PERMITS
 Date Number Descrp Amount C/O Last Visit Fed Cod F. Descrp Comment
 9/11/2006 2007047 UPDATE K 18,300 C 1/1/1981 reno kitch add lau
 5/19/1980 42

PROPERTY FACTORS	Code	Descrp	%	Item	Cod	Descrp
Z				U	3	WATER
0						
n						
Census:						
Flood Haz:						
D						
s						
1						

LAND SECTION (First 7 lines only)	Use	Description	LUC	No of Units	Depth / Prcs/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj Neigh	Neigh Influ	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt	Spec %	J Land Code	Fact Use Value	Notes
101	ONE FAM			43000			SQUARE SITE		0	5.4	1.009	MA				234,317				234,300	

Parcel	LU	101	ONE FAM	Prime	NB	D	MOD	AV			
Total AC/H	0.987144	Total SF/S	43000.00	Parcel LU	101	ONE FAM	Prime	NB	D	MOD	AV

Total	Spl Cre	Total

Total	Spl Cre	Total

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: FY2008

2009

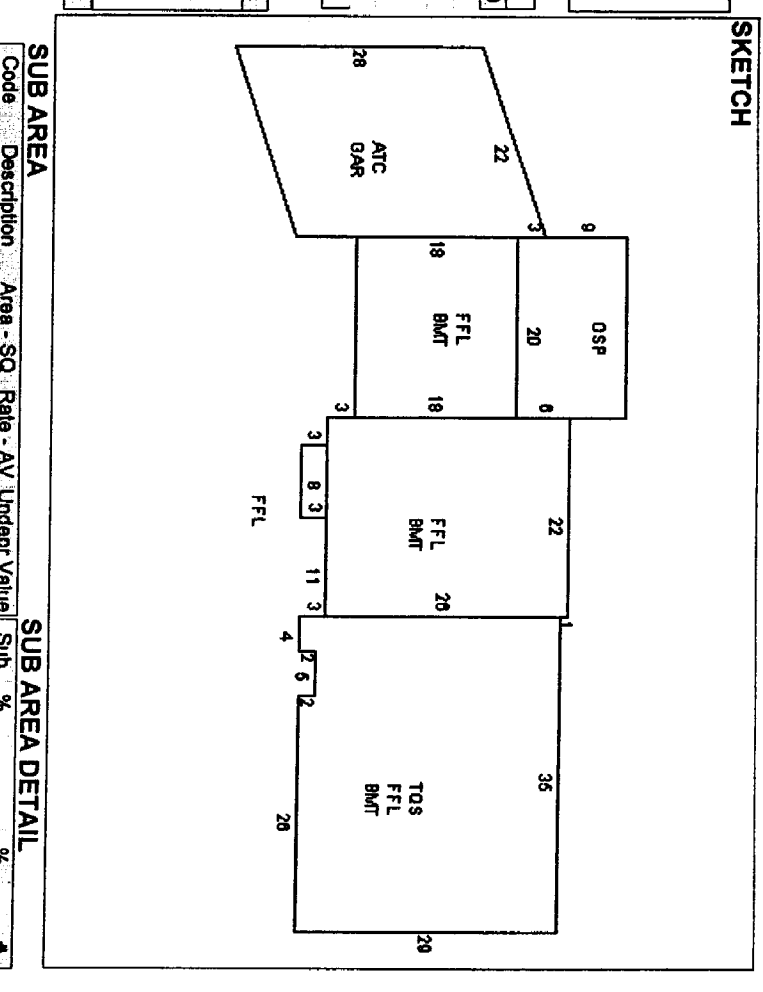
EXTERIOR INFORMATION **BATH FEATURES** **COMMENTS**

Type: 5 - CAPE	Full Bath 2	Ratn/ GOOD
Sy/Ht: 1T - 1T	A Bath 1	Ratn/ AVERAGE
(V) Units: 1	3/4 Bath	Ratn/
Total: 1	A 3QB	Ratn/
Foundation: 1 - CONCRETE	1/2 Bath	Ratn/
Frame: 1 - WOOD	A HBth	Ratn/
Frame/Wal: 1 - WOOD SHIN	A HBth	Ratn/
Sec Wall: %	Other/Fix	Ratn/
Roof Stru: 1 - GABLE	OTHER FEATURES	
Roof Cov: 1 - ASPHALT SH	Kits: 1	Ratn/ GOOD
Color: RED	A Kits:	Ratn/
New / De	Fpri: 2	Ratn/ AVERAGE
GENERAL INFORMATION		
Grade: C+ - AVG (+)	WSFlu	Ratn/
Bar/Bil: 1999	CONDO INFORMATION	
IL LUC	Location	
fr/dict	Unit #:	
Const Mod:	Floor:	
Imp Sum: Adj:	% Own	
	Name:	

REMODELING RES BREAKDOWN		RESIDENTIAL GRID	
Exterior	Interior	1st Res G	Des
1	8	Level	FY LR DR D/K/FR RR BR FB HB L O
REMODELING RES BREAKDOWN		RESIDENTIAL GRID	
Exterior	Interior	1st Res G	Des
1	8	Level	FY LR DR D/K/FR RR BR FB HB L O
REMODELING RES BREAKDOWN		RESIDENTIAL GRID	
Exterior	Interior	1st Res G	Des
1	8	Level	FY LR DR D/K/FR RR BR FB HB L O

TERMINAL INFORMATION		DEPRECIATION	
Vg HVFLSTD	Phys Con: GD - Good	23.3%	
Part: 1 - DRYWALL	Functionals		
Sec Int: W	Economic		
Part: T - TYPICAL	Special:		
Yim Floor: 3 - HARDWOOD	Overide:		
Sec Floor	Total:	23.4%	

CALC SUMMARY		COMPARABLE SALES	
Basic \$ / SQ:	65.00	Rate	Parcel ID
Size Adj:	0.85	Typ	Date
Const Adj:	0.9898	Sale Price	
Adj \$ / SQ:	54.686		
Grade Factor:	1.11		
Other Features:	60750		
Neighborhood:	1		
LUC Factor:	1.00		
Adj Total:	296496		
Depreciation:	69380		
Depreciated To:	227116		



SUB AREA		SUB AREA DETAIL	
Code	Description	Area - SQ.	Rate - AV
FFL	1ST FLOOR	2,041	54.690
BMT	BASEMENT	2,017	13.670
TOS	3/4 STORY	797	54.690
GAR	GARAGE	588	19.250
OSP	SCRN PORCH	240	27.980
ATC	ATTIC	206	32.810
Net Sketched Area: 5,889		Total:	207,573
Size A: 3044.05		Gross Ar:	6537
		Fin Ar:	2838

PEC FEATURES/YARD ITEMS		PARCEL ID	
Heat Sy: 1	% AC:	Parcel ID	0010 0000 00600
Heated: 100	Central VNO	Size/Dim	Qual/Con/Year
Older HW: NO	% Sprinkl	Unit Price	D/ Dep LUC
% Com		Fact: NB F	Appr Value
		JCo JFac:	Jurfs. Value



AS / PRIVITERA
DEED BOOK 10778 PAGE 58
MAP R-1 PARCEL 67

FENCE C
FENCE B

N/E NICHOLS / PRIVITERA
DEED BOOK 10778 PAGE 591
MAP R-1 PARCEL 66

ANNA RAGUSA
DEED BOOK 8525 PAGE 262
MAP R-1 PARCEL 65-1

SIDE LANE
WAY)

581

DRILL HOLE
FOUND/HELD

DRILL HOLE
SET

DOLE

(PUBLIC WAY - VARIABLE WIDTH)

S73°04'40"E
344.00'

S73°04'40"E
356.00'

56.00'

200.00'

200.00'

S16°55'20"W
450.00'

200.00'
N16°55'20"E

37.04'

200.00'
N73°04'40"W

200.00'

40,000 SF±

EXISTING
BUILDING

LOT 1A
40,000 SF±
0.92 ACRES±

65.65'

51.45'

2
124

DEED

2006030100244 Bk:25420 Pg:255
03/01/2006 10:53:00 DEED Pg 1/2

I, Dorothy E. Nichols, of West Newbury, Massachusetts, being unremarried, for consideration paid of \$508,200.00, hereby grant with quitclaim covenants to Edward M. Flaherty and Claire W. Flaherty, husband and wife as tenants by the entirety, both to have an address of 10 Dole Place, West Newbury, Massachusetts 01985, the land with the residence and improvements thereon at said 10 Dole Place, West Newbury, Essex County, Massachusetts, described as follows:

That certain parcel of land shown as Lot 1A on a plan entitled "Lot Line Adjustment Plan, Dorothy E. Nichols, Dole Place, West Newbury, MA, dated 10-17-03 (last revision 9-8-05) prepared by Cammett Engineering (Job # 03108), recorded with Essex South Registry of Deeds in Plan Book 396, Page 1 and being more particularly bounded and described according to said plan as follows:

NORTHEASTERLY by Dole Place, two hundred (200.00) feet;
SOUTHEASTERLY by other land of the Grantor, two hundred fifteen (215.00) feet;
SOUTHWESTERLY by other land of the Grantor, two hundred (200.00) feet; and
NORTHWESTERLY by other land of the Grantor, two hundred fifteen (215.00) feet.

Containing 43,000 +/- square feet of land area according to said plan.

Said premises are conveyed subject to easements, restrictions, encumbrances, takings and agreements of record, to the extent in force and applicable, and to real estate taxes not yet due and payable, which the Grantees by acceptance and recording of this deed assume and agree to pay.

For my title see deed from A. Earle Gates, recorded with Essex South District Registry of Deeds in Book 4456, Page 203. See also Estate of Arthur G. Nichols, Essex County Probate No. 90P 1613-E1.

[SIGNATURE PAGE FOLLOWS]

SALE 10
DEEDS SOUTH
ESSEX SOUTH
01
03/01/06
300000
FEE
CASH
\$2318.76
\$2318.76

CANCELLED

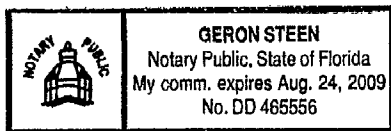
Address of Property: 10 Dole Place
West Newbury, MA

Executed under seal as of the 16th day of February, 2006.

Dorothy E. Nichols
Dorothy E. Nichols

On this 16th day of February, 2006, before me, the undersigned notary public, personally appeared Dorothy E. Nichols, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, 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.

Signed by me in Florida, Citrus County, Florida



Geron Steen
Notary Public (signature and seal)

My commission expires: Aug 24th, 2009