

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		POND VIEW LN, BEVERLY
OWNERSHIP		
Unit #:		
Owner 1: ESSEX CROSSING AT MONTSEERRAT		
Owner 2: HOMEOWNERS ASSOCIATION TRUST		
Owner 3:		
Street 1: 16 POND VIEW LN		
Street 2:		
Twn/City: BEVERLY		
S/P Prov: MA	Cnty:	Own Occ:
Postal: 01915	Type:	

PREVIOUS OWNER

Owner 1: DUC RESIDENTIAL LLC -		
Owner 2: -		
Street 1: 749 LOWELL ST		
Twn/City: LYNNFIELD		
S/P Prov: MA	Cnty:	
Postal: 01940		

NARRATIVE DESCRIPTION

This Parcel contains 219,542 Sq. Ft. of land mainly classified as Under, Land

GRANTOR TRUSTEES - PET

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R15			U	2	City Sewer
o				t	4	City Water
n				1		
Census:						
Exmpt						
Flood Haz:						
D				Topo	1	Level
s				Street	1	Paved
t				Traffic	4	Medium

LAND SECTION (First 7 lines only)

Use Code	Description	LUC	No of Units	Depth / PricelUnits	Unit Type	Land Type
132	Under, Land		5.04		Acres	Excess

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
132			219542.391	75,600	75,600	PLAN BOOK 445 PLAN 73 OPEN SPACE
PARCEL C - 5.04 AC						
Total Card						
			5.040	75,600	75,600	Entered Lot Size
Total Parcel			5.040	75,600	75,600	Total Land: 5.04
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type: A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2018	132	FV			0219,542.391	75,600	75,600	75,600	Year End Roll
2017	132	FV			0219,542.391	75,600	75,600	75,600	Year End Roll
2016	132	FV			0219,542.391	75,600	75,600	75,600	Year End Roll
2015	130	FV			0790,769.813	1,496,500	1,496,500	1,496,500	Year End Roll
2014	130	FV			0790,769.813	1,483,000	1,483,000	1,483,000	Year End Roll
2013	130	FV			0,867,932.75	2,714,200	2,714,200	2,714,200	Year End Roll
2013	130	PAB1			0867,932.875	1,618,500	1,618,500	1,618,500	
2012	130	FV			0,867,932.75	2,730,400	2,730,400	2,730,400	Year End Roll

ParcelID 44-31

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUC RESIDENTIAL	35266-4	QT	9/16/2016	Convenience		1 No	No	4		
WALKER REALTY L	33792-5	QT	1/12/2015	Multi Pds	780,000	Yes	No	4		
KELLEHER FAMILY	27973-2	QT	8/8/2008	Change>Sale	2,800,000	No	No	4		SG 9/8/2008
KELLEHER, JOHN	15066-2	QT	9/21/1998	Family	540,000	No	No	4		GRANTEE TRUSTEES - PETER C KELLEHER
CITY OF BEVERLY	6684-16	QT	3/7/1980		6,000	No	No	4		6.332 AC OUT OF PARCEL 44/18 AND C81 Reason:

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/18/2006	C-69804	Repair	30,000	C	6/14/2007			REPAIR ROOF, GUTTE
5/27/2004	C-67260	Fence	6,000	C				410X4 HIGH BLACK V
8/4/2003	C-66203	Re-Roof	10,000	C				REEROOF DWELLING

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2013	Vacant Lot	28	Craig S
6/10/2009	Inspected	666	Frank G
10/29/2004	Fieldrev Chg	19	Mike Cassidy
7/12/2004	Meas/Inspect	13	David Archer

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/H/A: 5.04000

Total SF/SM: 219542.39

Parcel LUC: 132 Under, Land

Prime NB Desc: MONT GOOD

Total:

75,600

Spl Credit

Total:

75,600

