

PROPERTY LOCATION

No	Alt No	Direction/Street/City
337		RIVER ST, HAVERHILL

OWNERSHIP

Owner 1:	ZIMINSKI JOHN
Owner 2:	MALVINA ZIMINSKI
Owner 3:	
Street 1:	1163 WEST LOWELL AVE
Street 2:	
Twn/City:	HAVERHILL
St/Prov:	MA Cntry Own Occ: N
Postal:	01832 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .395 ACRES of land mainly classified as RES/COMM with a MULTI-GRDN Building built about 1900, having primarily ASBESTOS Exterior and 5670 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water	1			TYPCL
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	3 FAMILY		17200		SQUARE FESITE			0	3.3	2.00	XF									113,302	325	25				113,300	

Total AC/HA:	0.39487	Total SF/SM:	17201	Parcel LUC:	013	RES/COMM	Prime NB Desc	MIXED FR	Total:	113,302	SpI Credit	Total:	113,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	0.296	339,500		84,975	424,475
325	0.099			28,325	28,325
Total Card	0.395	339,500		113,300	452,800
Total Parcel	0.395	367,100		113,300	480,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	79.86	/Parcel:	73.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	013	FV	367,100	0	.395	113,300	480,400	480,400	CPro billing	12/14/2020
2020	013	FV	360,900	0	.395	108,200	469,100	469,100	CPRO BILLING	12/12/2019
2019	013	FV	333,400	0	.395	94,400	427,800	427,800	CPro Billing	12/11/2018
2018	013	PTCH	309,700	0	.395	89,300	399,000	399,000	patch	8/30/2018
2018	013	FV	306,700	0	.395	89,300	396,000	396,000	YER	12/28/2017
2017	013	FV	263,600	0	.395	82,400	346,000	346,000	Year End Roll	12/14/2016
2016	013	FV	252,200	0	.395	72,100	324,300	324,300	YEAR END	12/16/2015
2015	013	FV	230,300	0	.395	72,100	302,400	302,400	Year End Roll	12/15/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/31/2019	MEASURED	425	SCOT C
4/27/2009	MEASURED	201	SCOTT McC
4/13/2001	MEASURED	197	MICHAEL CASS
10/22/1996	MEASURED	197	MICHAEL CASS
5/21/1992	MEASURED	190	ANN
7/14/1980	MMC INFO	999	CONVERSION

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
08/27/21	09:10:08

LAST REV

Date	Time
04/28/20	09:09:33

h160
4768

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EXTERIOR INFORMATION

Type:	13	- MULTI-GRDN
Sty Ht:	3	- 3
(Liv) Units:	3	Total: 4
Foundation:	3	- BRICKSTONE
Frame:	1	- WOOD
Prime Wall:	5	- ASBESTOS
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- PLASTER	
Sec Int Wall:			%
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	2	- SOFTWOOD	50%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME**SPEC FEATURES/YARD ITEMS**

Make:		Model:		Serial #:		Year:		Color:											
PARCEL ID 504-241-6																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	

More: N

Total Yard Items:

Total Special Features:

Total:

BATH FEATURES

Full Bath:	3	Rating:	FAIR
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	FAIR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR	- Fair	43.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			43.2%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.74109352
Const Adj.:	0.92629844
Adj \$ / SQ:	72.080
Other Features:	68250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.15
Adj Total:	597630
Depreciation:	258176
Depreciated Total:	339454

COMMENTS

WITH L 8B

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	6	Baths:	3	HB					

REMODELING

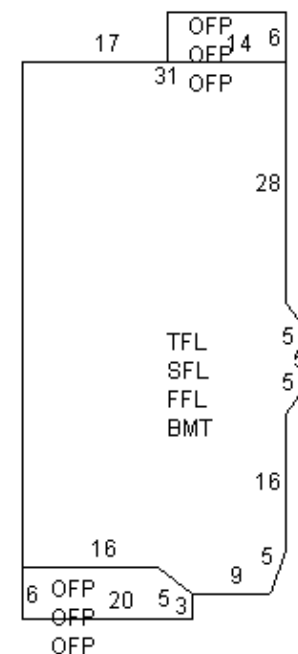
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	M
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				
Juris. Factor:		Before Depr: 82.89		
Special Features: 0		Val/Su Net: 41.64		
Final Total: 339500		Val/Su SzAd 59.88		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,890	18.020	34,058	
FFL	1ST FLOOR	1,890	72.080	136,231	
SFL	2ND FLOOR	1,890	72.080	136,231	
TFL	3RD FLOOR	1,890	72.080	136,231	
OFF	OPEN PORCH	594	14.610	8,678	
Net Sketched Area:		8,154	Total:	451,429	
Size Ad	5670	Gross Area	8154	FinArea	5670

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc