



OWNER
THREE SONS REALTY, LLC
 5 MIDDLE ROAD
 HAVERHILL, MA 01830
 Account Number: 225

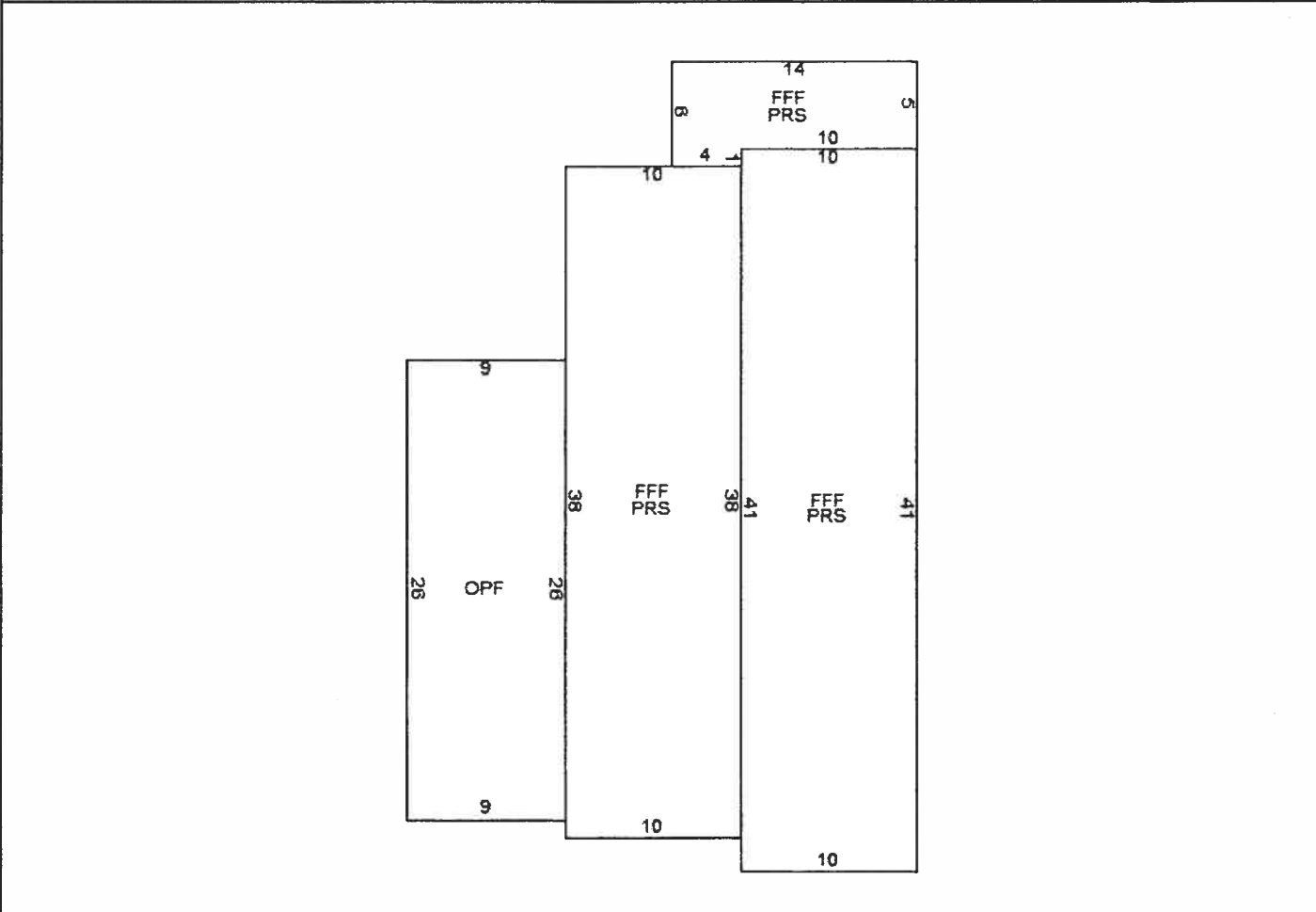
TAXABLE DISTRICTS	
District	Percentage

BUILDING DETAILS
 Model: 1.00 STORY FRAME MOBILE HOM
 Roof: GABLE OR HIP/ASPHALT
 Ext: PREFAB WD PNL/T111/PREFIN META
 Int: WOOD PANEL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: OIL/FA DUCTED

Bedrooms: 2 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 0.8920 Base Rate: CMS 48.00
 Bldg. Rate: 0.8206
 Sq. Foot Cost: \$ 39.39

PERMITS

Date	Project Type	Notes
10/19/20	ELECTRICAL PERMIT	ABB 400 AMP SERVICE FOR 19 NEW
06/13/16	GAS PIPING	ADD PROPANE TANKS FOR DRYERS
03/24/14	ELECTRICAL PERMIT	BATHROOM ELECTRICAL
10/28/13	PLUMBING PERMIT	PLUMBING FOR ADA BATHROOM AT C
09/16/13	RESIDENTIAL ADDITI	16X26 BATHROOM ADDITION TO EXI
10/08/07	DETACHED BUILDIN	30 X 40 GARAGE WITH 20 X 40 SE
09/11/06	DETACHED BUILDIN	REBUILD AND ENLARGE OUTDOOR TO



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	234	0.25	59
PRS	PIER	864	-0.05	-43
FFF	FST FLR FIN	864	1.00	864
GLA:	864	1,962		880

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 34,663
Year Built:	1973
Condition For Age:	AVERAGE 68 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	68 %
Building Value:	\$ 11,100

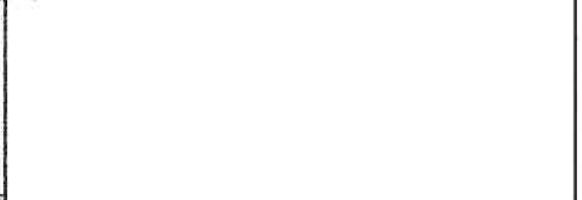
OWNER INFORMATION	SALES HISTORY	PICTURE
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THREE SONS REALTY, LLC

5 MIDDLE ROAD

HAVERHILL, MA 01830

Date	Book	Page	Type	Price	Grantor
01/06/2006	3317	131	U I 38	600,000	FORTY-SIX OLD STAGE RD
01/17/1986	1206	0785	Q I	179,000	RAYNES



LISTING HISTORY	NOTES
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05/05/21 RWPR
08/28/20 JBHC
06/12/20 RWVM
04/22/19 ZVBM
01/09/18 INSP MARKED FOR INSPECTION
04/21/14 JBPM
05/14/13 JBPR
06/25/12 JBVL

GRN; CMPGRND; LANDLORD RES ATT TO OTHER FACILITIES USED TO OPERATE CMPGRND; ORIG MH 10X41, FRAME CNST ADDTN 10X38; 140 SITES TOTAL-115 SEASONAL APPR, APPRX 130 SITES W/SEWER/H20/ELEC; EVERY SITE HAS H20/ELEC; 6/10 BLDG ATT TO STORE; IN GD/AVG COND; 6/12 HO EST MH 10X41 1950'S, 10X38 ADDED 1987; 04/14 LT=OPF AT BATH HSES: 04/19 NC; 6/20 NC; 5/21 REMOVE SITE D21 ENTRY TO F1-19; EST IN PLACE BY 4/1 APPRS 15 WITH W/E/S & 4 WITH ELEC;

EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
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Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
GARAGE-1 STY/ATTIC	1,200	30 x 40	73	33.00	100	28,908	NEAR ENTRY
LEAN-TO	104	4 x 26	214	4.00	100	890	OPF ATT 24X26, 14X26
W/E/S SITE	136		100	4,000.00	100	544,000	
W/E SITE	7		100	3,500.00	100	24,500	
						598,300	

MADBURY ASSESSING OFFICE

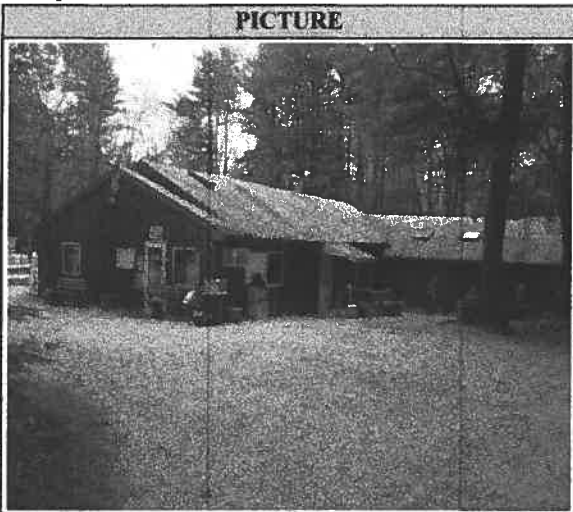
PARCEL TOTAL TAXABLE VALUE			
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Year	Building	Features	Land
2019	\$ 133,700	\$ 73,200	\$ 293,600
			Parcel Total: \$ 500,500
2020	\$ 138,300	\$ 657,700	\$ 328,600
			Parcel Total: \$ 1,124,600
2021	\$ 11,100	\$ 598,300	\$ 328,600(c)
			Parcel Total: \$ 1,124,600

(Card Total: \$ 938,000)

LAND VALUATION	LAST REVALUATION: 2020
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Zone: RA RESIDENTIAL AGRI		Minimum Acreage: 1.83		Minimum Frontage: 200				Site: AVERAGE Driveway: DIRT/GRAVEL Road: DIRT/GRAVEL						
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.830 ac	130,000	F	110	100	95	98	95 -- MILD	150	189,700	0	N	189,700	USE
COM/IND	57.070 ac	x 2,000	X	81				95 -- MILD	50	43,900	0	N	43,900	WET
COM/IND	1.000 wf	x 200,000	X	100				95 -- MILD	50	95,000	0	N	95,000	WF
										328,600		328,600		
58.900 ac														



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 HAVERHILL, MA 01830
 Account Number: 225

TAXABLE DISTRICTS

District	Percentage

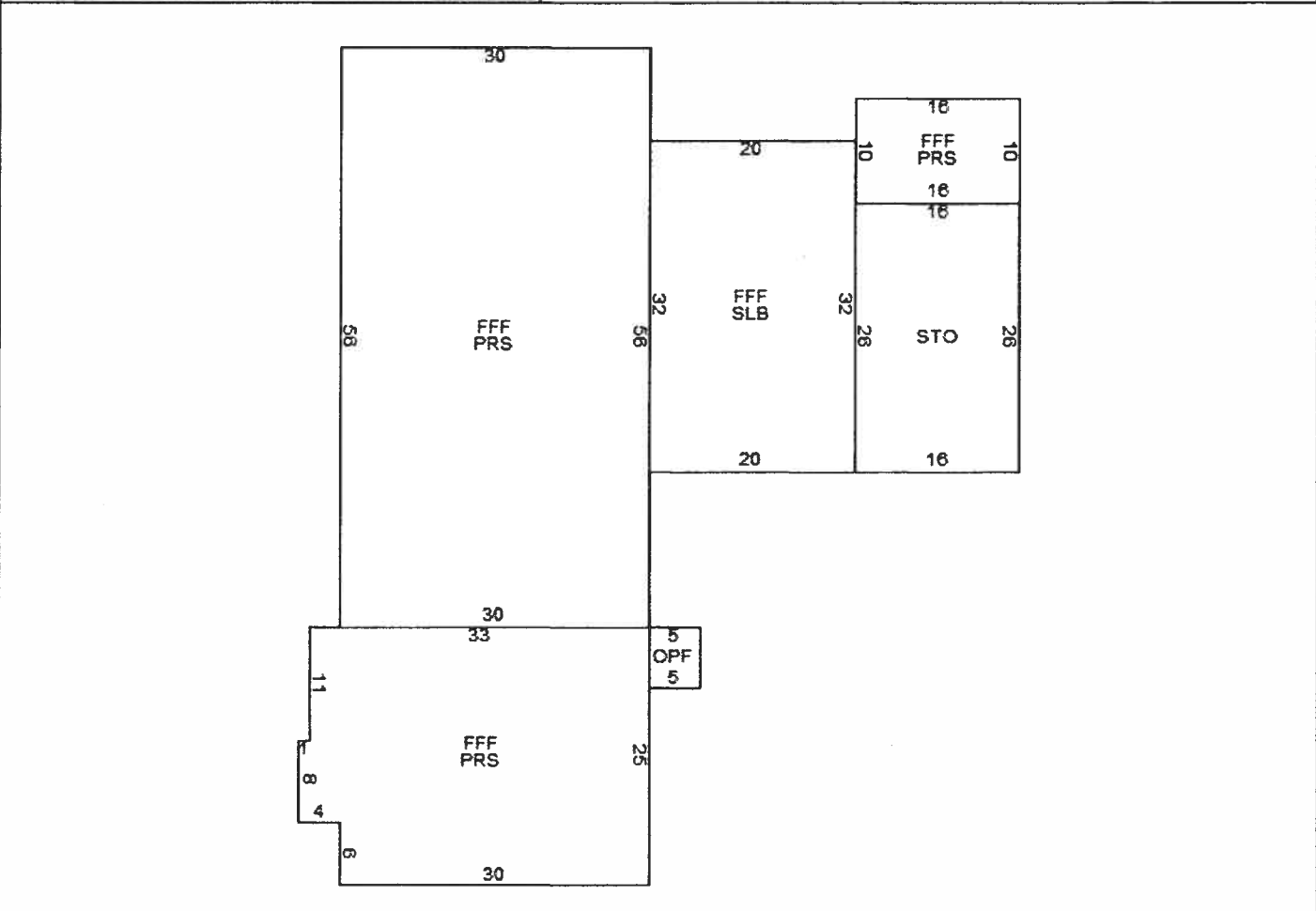
BUILDING DETAILS

Model: 1.00 STORY FRAME RETAIL
 Roof: GABLE OR HIP/ASPHALT
 Ext: PREFAB WD PNL/T111
 Int: AVE FOR USE
 Floor: CARPET/MIN PLYWD
 Heat: WOOD/COAL/NONE

Bedrooms: Baths: Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A0 AVG
 Com. Wall:
 Size Adj: 0.9982 Base Rate: CST 70.00
 Bldg. Rate: 0.6688
 Sq. Foot Cost: \$ 46.82

PERMITS

Date	Project Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
PRS	PIER	2655	-0.05	-133
FFF	FST FLR FIN	3295	1.00	3295
SLB	SLB	640	0.00	0
STO	STORAGE AREA	416	0.25	104
OPF	OPEN PORCH	30	0.25	8
GLA:	3,295	7,036		3,274

2020 BASE YEAR BUILDING VALUATION


Market Cost New:	\$ 153,289
Year Built:	1973
Condition For Age:	AVERAGE 17 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	17 %
Building Value:	\$ 127,200

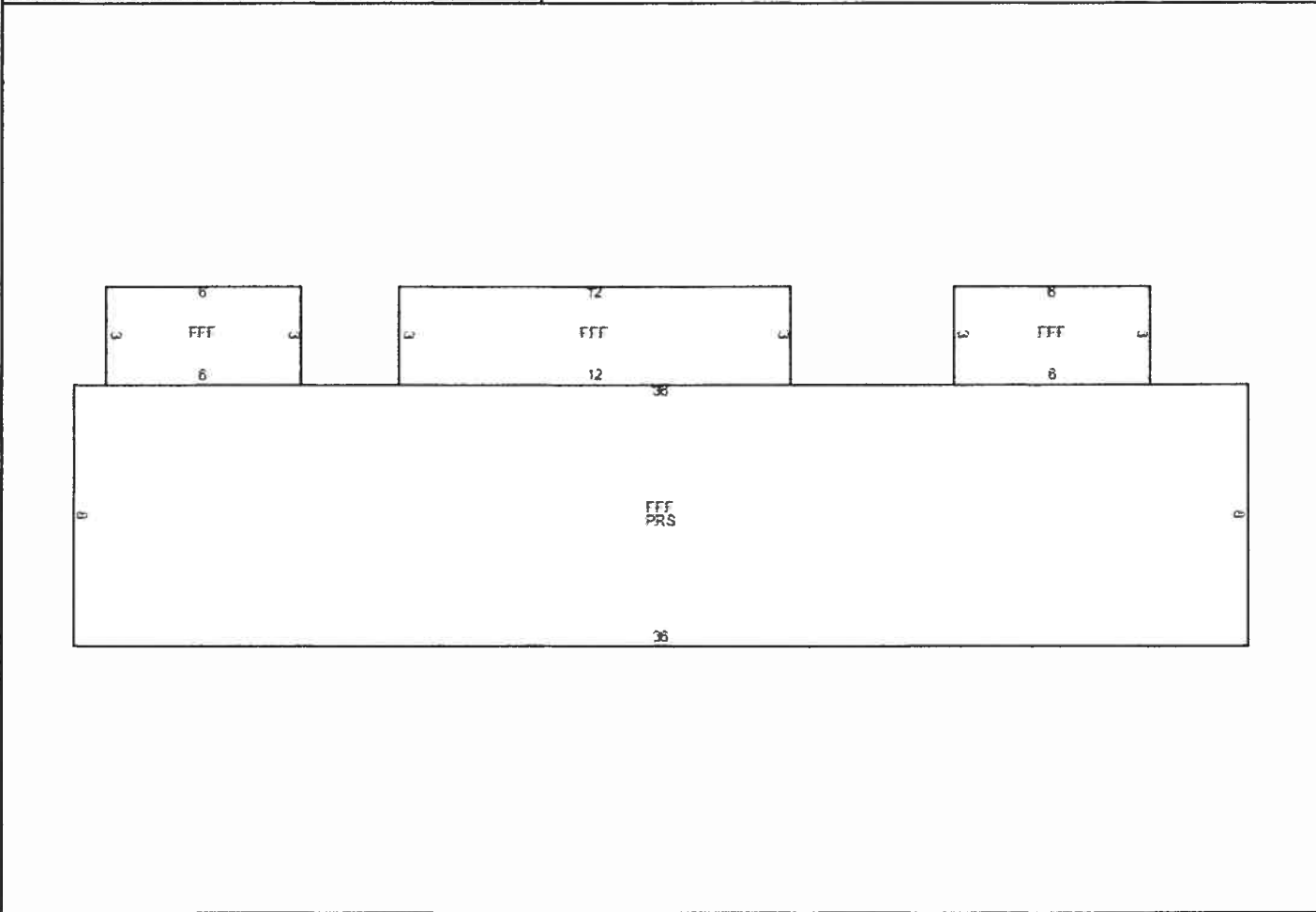
OWNER INFORMATION		SALES HISTORY					PICTURE
THREE SONS REALTY, LLC		Date	Book	Page	Type	Price	Grantor
5 MIDDLE ROAD							
HAVERHILL, MA 01830							
LISTING HISTORY		NOTES					
06/12/20	RWVM	GRN; 6/10 STORE BLDG; MGR STATES COULD BE MORE THAN 130 SITES					
04/22/19	ZVBM	W/WTR/SEWER/ELEC; PAVING=BB COURT; HSE HAS SOME FLR SAG; PATS					
01/09/18	INSP	EST; 6/12 REC HALL HAS FLR SAG; 04/14, PU NEW BATH HSE + OPF ATT, 2					
04/21/14	JBPM	BATH HSES SHELL ONLY 04/01 = 50% COND, CK '15: 04/19 NC; 6/20 NC;					
05/14/13	JBPR						
06/25/12	JBVL						
06/01/12	INSP	MARKED FOR INSPECTION					
06/29/10	JBVL						
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes
POOL-INGRND-VINYL	1,770	1 x 1770	69	28.00	75	25,647	EST SHAPE
SHED-WOOD	80	8 x 10	260	10.00	75	1,560	NEAR POOL
BATH HOUSE	624	24 x 26	86	25.00	50	6,708	
BATH HOUSE	200	20 x 10	140	25.00	80	5,600	IN SAFARI FIELD
SHED-WOOD	48	8 x 6	393	10.00	75	1,415	
PATIO	200	25 x 8	140	7.00	80	1,568	ATT POOL
CARPORT METAL	360	12 x 30	104	8.00	80	2,396	
PAVING	2,496	32 x 78	66	3.25	75	4,015	EST SHAPE
BATH HOUSE	364	14 x 26	104	25.00	50	4,732	ATT 24X26
PATIO	320	8 x 40	110	7.00	80	1,971	ATT POOL
						55,600	
							(Card Total: \$ 182,800)
LAND VALUATION							LAST REVALUATION: 2020
Zone:	Minimum Acreage:	Minimum Frontage:		Site:		Driveway:	Road:
Land Type	COM/IND	Neighborhood: F		Cond	Ad Valorem	SPI R	Tax Value Notes
		0 ac					

**MADBURY ASSESSING
OFFICE**

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2021	\$ 127,200	\$ 55,600	\$ 0(c)
Parcel Total: \$ 1,124,600			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	<p>THREE SONS REALTY, LLC</p> <p>5 MIDDLE ROAD</p> <p>HAVERHILL, MA 01830</p> <p>Account Number: 225</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1.00 STORY FRAME CAMPER</p> <p>Roof: FLAT/RUBBER MEMBRANE</p> <p>Ext: PREFIN METAL</p> <p>Int: WALL BOARD</p> <p>Floor: CARPET/LINOLEUM OR SIM</p> <p>Heat: GAS/FA DUCTED</p> <p>Bedrooms: 1 Baths: 1.0 Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: 100.00 % Generators:</p> <p>Quality: A0 AVG</p> <p>Com. Wall:</p> <p>Size Adj: 1.1113 Base Rate: MRV 48.00</p> <p>Bldg. Rate: 1.0557</p> <p>Sq. Foot Cost: \$ 50.68</p>		
District	Percentage								
PERMITS									
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Date	Project Type	Notes				
Date	Project Type	Notes							



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	360	1.00	360
PRS	PIER	288	-0.05	-14
GLA:	360	648		346

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 17,535
Year Built:	2017
Condition For Age:	AVERAGE 21 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	21 %
Registered Pursuant to RSA 72:7-d	
Building Value:	\$ 0

OWNER INFORMATION		SALES HISTORY					PICTURE																											
THREE SONS REALTY, LLC 5 MIDDLE ROAD HAVERHILL, MA 01830		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Price</th> <th style="text-align: left;">Grantor</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="height: 100px;"> </td> </tr> </tbody> </table>					Date	Book	Page	Type	Price	Grantor							<p>MADBURY ASSESSING OFFICE</p> <hr/> <p>PARCEL TOTAL TAXABLE VALUE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Year</th> <th style="text-align: left;">Building</th> <th style="text-align: left;">Features</th> <th style="text-align: left;">Land</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$ 0</td> <td>\$ 3,800</td> <td>\$ 0(c)</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 1,124,600</td> </tr> </tbody> </table> <p style="text-align: right; margin-top: 20px;">(Card Total: \$ 3,800)</p>				Year	Building	Features	Land	2021	\$ 0	\$ 3,800	\$ 0(c)	Parcel Total: \$ 1,124,600			
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06/12/20 RWVM 04/22/19 ZVBM 01/09/18 INSP MARKED FOR INSPECTION 04/21/14 JBPR 05/14/13 JBPM		BEHIND STORE/LAUNDRY AREA; NO SITE NUMBER; HIDEOUT BY KEYSTONE HORNET (38 FODS); 04/14 NC; 04/19 PUMA; 6/20 REG 4/21 PU OPF; CORR SKETCH;																																
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR																											
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Feature Type</th> <th style="text-align: left;">Units</th> <th style="text-align: left;">Lngh x Width</th> <th style="text-align: left;">Size Adj</th> <th style="text-align: left;">Rate</th> <th style="text-align: left;">Cond</th> <th style="text-align: left;">Market Value</th> <th style="text-align: left;">Notes</th> </tr> </thead> <tbody> <tr> <td>PORCH</td> <td>160</td> <td>8 x 20</td> <td>160</td> <td>15.00</td> <td>100</td> <td>3,840</td> <td></td> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;">3,800</td> <td></td> </tr> </tbody> </table>		Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	PORCH	160	8 x 20	160	15.00	100	3,840								3,800							<p style="text-align: center;">MADBURY ASSESSING OFFICE</p>			
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LAND VALUATION							LAST REVALUATION: 2020																											
Zone: Minimum Acreage: Minimum Frontage: Land Type COM/IND Neighborhood: F		Site: Driveway: Road: Cond Ad Valorem SPI R Tax Value Notes					0 ac																											