



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
743		MAIN ST, WEST NEWBURY

OWNERSHIP

Owner	743 MAIN ST REALTY NOM TR
Owner	LOPES GUY TR
Street	PO BOX 712
Twn/Cit	WEST NEWBURY
St/Prov	MA
Postal:	01985

PREVIOUS OWNER

Owner	LOPES GUY -
Street	743 MAIN STREET
Twn/Cit	WEST NEWBURY
St/Prov	MA
Postal:	01985

NARRATIVE DESCRIPTION

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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Ite	Code	Descip	%	Item	Cod	Descip
Z				U	3	WATER
o				t		
n				l		
Census:						
Flood Haz:				xmpt		
D				Topo	3	BEL GRA
s				Stree	1	PAVED
t				Traffi	5	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

IN PROCESS APPRAISAL SUMMAR

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	632,700	800	5.000	364,100	997,600
Total Card	632,700	800	5.000	364,100	997,600
Total Parcel	632,700	800	5.000	364,100	997,600
Source:	Market Adj Co	Total Value per SQ unit /Card	181.89	/Parc	181.

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Valu	Notes	Date
2022	101	FV	386,000	800	5.	291,800	678,600	678,600	Year End Roll	1/11/2022
2021	101	FV	182,600	7200	5.	270,000	459,800	459,800	Year End Roll	12/29/2020
2020	101	FV	161,000	7200	5.	270,000	438,200	438,200	Year End Roll	11/5/2019
2019	101	FV	159,300	7600	5.	237,300	404,200	404,200	Year End Roll	11/29/2018
2018	101	FV	159,300	7600	5.	237,300	404,200	404,200	Year End Roll	11/28/2017
2017	101	FV	159,300	7600	5.	237,300	404,200	404,200	Year End Roll	12/5/2016
2016	101	FV	183,800	1500	5.	237,300	422,600	422,600	year end	12/1/2015
2015	101	FV	138,400	1500	5.	191,600	331,500	331,500	Year End Roll	11/19/2014

SALES INFORMATION

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Cod	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2022	PERMIT VISIT	450	PETER K
7/23/2021	PERMIT VISIT	450	PETER K
7/23/2019	MEAS/LFTNTC	427	DEREK PITMAN
7/23/2019	MEAS/LFTNTC	427	DEREK PITMAN
7/23/2019	PERMIT VISIT	427	DEREK PITMAN
1/29/2018	MEAS/LFTNTC	425	SCOTT
7/25/2017	MAILED S.I.	900	ASSESSORS
4/22/2016	MEAS/LFTNTC	336	Matt
5/22/2002	NEW CONST	L/D	

Sign VERIFICATION OF VISIT NOT DA ___/___/___

Total AC/H	5.00000	Total SF/S	217800.00	Parcel LU	101	ONE FAM	Prime NB D	MIX GD	Total:	Spl Cre	Total:
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