



PROPERTY LOCATION

No Alt No Direction/Street/City
 179 181 PILGRIM RD, HAVERHILL

OWNERSHIP

Owner 1: MALBON REALTY TRUST
 Owner 2: JOHN D. MALBON-TRUSTEE
 Owner 3:
 Street 1: 179 PILGRIM RD
 Street 2:

Twn/City: HAVERHILL Own Occ: Y
 St/Prov: MA Cntry Type:
 Postal: 01832

PREVIOUS OWNER

Owner 1: MALBON JOHN D -
 Owner 2:
 Street 1: 179 PILGRIM RD
 Twn/City: HAVERHILL
 St/Prov: MA Cntry
 Postal: 01832

NARRATIVE DESCRIPTION

This parcel contains .335 ACRES of land mainly classified as TWO FAM with a MULTI-CONV Building built about 1992, having primarily VINYL Exterior and 2742 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water				
o		Sewer				
n		Electri				
		Exmpt				
		Topo				
		Street				
		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Land Type	Unit Type	Unit	Area
104	TWO FAM		14585	SQUARE FEESITE				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Total Value
104	0.335	427,800	17,100	177,100	622,000	622,000

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	104	FV	427,800	17100	.335	177,100	622,000	622,000	yr end fy24	12/13/2023
2023	104	FV	380,500	17100	.335	167,100	564,700	564,700	Year end roll	12/13/2022
2022	104	FV	333,900	17100	.335	147,000	498,000	498,000	Year End Roll	12/8/2021
2021	104	FV	298,200	17100	.335	137,000	452,300	452,300	CPro billing	12/14/2020
2020	104	FV	286,300	17100	.335	130,300	433,700	433,700	CPRO BILLING	12/12/2019
2019	104	FV	257,800	17100	.335	113,600	388,500	388,500	CPro Billing	12/11/2018
2018	104	FV	232,200	17100	.335	106,900	356,200	356,200	YER	12/28/2017
2017	104	FV	213,800	17900	.335	106,900	338,600	338,600	Year End Roll	12/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes
MALBON JOHN D,	30907-138		12/8/2011	CONVENIENCE	100	No	No	
MALBON JOHN D,	21467-345		8/7/2003		No	No		
MALBON JOHN D,	20451-228	Q	3/26/2003	CONVENIENCE	1	No	No	
MALBON JUDITH	12710-302		8/18/1994	CONVENIENCE	100	No	No	
MALBON JOHN D-E	12651-199		7/5/1994	FAMILY	100	No	No	
MALBON JOHN D	11932-179		6/21/1992	FAMILY	100	Yes	No	
TURNER ALLISON	11040-125		12/3/1991		36,000	Yes	No	
	9822 381		2/6/1963		No	No		

LEGAL DESCRIPTION

527-18-11B

PREVIOUS ASSESSMENT

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EXTERIOR INFORMATION

Table with exterior information: Type: 12 - MULTI-CONV, Sty Ht: 1T - 1T, (Liv) Units: 2, Total: 2, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 4 - VINYL, Sec Wall: 1, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: BEIGE, View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath: 1, Rating: GOOD, 3/4 Bath: 1, Rating: GOOD, A 3QBth: 1, Rating: GOOD, 1/2 Bath: 1, Rating: GOOD, A HBth: 1, Rating: GOOD, Other Fix: 1, Rating: GOOD

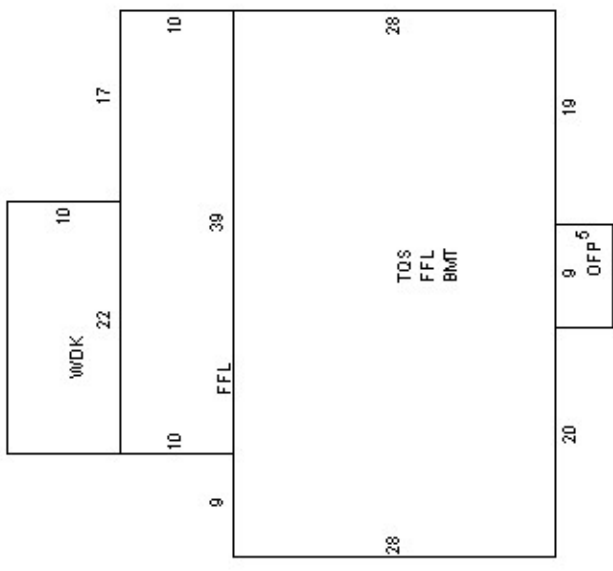
COMMENTS

PLAN 247/56 - CHANGE PITCH OF RF ON GARAGE FOR LIVING SPACE ON 2ND FL. EST 100%.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid Desc: Line 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: RMs: 12, BRs: 6, Baths: 2, HB: 1

SKETCH



OTHER FEATURES

Table with other features: Kits: 2, Rating: GOOD, A Kits: 1, Rating: GOOD, Fpl: 1, Rating: GOOD, WSFlue: 1, Rating: GOOD

CONDO INFORMATION

Table with condo information: Location: 1 - 1ST FLOOR, Total Units: 1, % Own: 100%, Name: 1 - 1ST FLOOR

DEPRECIATION

Table with depreciation: Phys Cond: AG - Avg-Good 16%, Functional: 16%, Economic: 16%, Special: 16%, Override: 16%, Total: 16.1%

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wall: 2 - PLASTER, Sec Int Wall: 1 - TYPICAL, Partition: 1 - TYPICAL, Prim Floors: 4 - CARPET, Sec Floors: 1

REMODELING

Table with remodeling: Exterior: No Unit 2, RMS 6, BRS 3, FL 1, Interior: 2, 6, 3, 1, Additions: Kitchen, Baths, Plumbing, Electric, Heating, General: 2, 12, 6

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Incd Val, Juris. Factor, Before Depr: 133.76, Special Features: 0, Val/Su Net: 98.32, Final Total: 427800, Val/Su SzAd: 156.02

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 150.00, Size Adj.: 0.89175785, Const Adj.: 1.00000000, Adj \$ / SQ: 133.764, Other Features: 94000, Grade Factor: 1.00, NBHD Inf: 1.00000000, NBHD Mod: 1.00, LUC Factor: 1.00, Adj Total: 509873, Depreciation: 82090, Depreciated Total: 427784

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, % Descr, % Type, Qu #, Ten

RES BREAKDOWN

Table with res breakdown: Exterior: No Unit, RMS, BRS, FL, Interior: 2, 6, 3, 1, Additions: Kitchen, Baths, Plumbing, Electric, Heating, General: 2, 12, 6

MOBILE HOME

Table with mobile home: Model, Year, Make, Color

IMAGE

AssessPro Patriot Properties, Inc

SUB AREA DETAIL

Table with sub area detail: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, % Descr, % Type, Qu #, Ten

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: 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

TOTALS

Table with totals: More: N, Total Yard Items: 17,100, Total Special Features: 17,100, Total: 17,100