

MORTGAGEE FORECLOSURE SALE REAL ESTATE AUCTION

Friday, December 15th at 10:30 a.m.

Two Story Office Condominium
1,897 +/- sq ft

**1 HARRIS STREET UNIT 3
NEWBURYPORT, MA 01950**

To be sold to the highest bidder!

-Property Information Packet -



John McInnis
AUCTIONEERS • APPRAISERS

76 Main Street ~ Amesbury, MA
800-822-1417 ♦ mcinnisauctions.com
MA Lic# 770

**Preview: Drive By Recommended
Registration Auction Day: 1 hr. prior to sale**

TABLE OF **C**ONTENTS

Table of Contents

Transmittal Letter

Disclaimer

Mortgagee's Sale of Real Estate

Memorandum of Sale

MLC

Assessor's Card

JOHN MCINNIS AUCTIONEERS

Estates ♦ Real Estate ♦ Appraisals

76 Main Street - Amesbury, Massachusetts 01913
Phone 978.388.0400 - - Fax 978.388.8863 mcinnisauctions.com

Dear Prospective Bidder:

Thank you for your inquiry and interest in our upcoming Mortgagee Real Estate Foreclosure Auction located at 1 Harris Street, Unit 3 in Newburyport Massachusetts on Friday, December 15th at 10:30 a.m. This Two Story Office Condominium with 1,897 +/- sq ft of space will be sold at Public Auction

To be eligible to bid, at the time of registration you must present a \$15,000.00 deposit in cash or certified check.

This property information packet has been assembled for your convenience and if you have any other questions, please do not hesitate to call our office.

Our staff is readily available to assist you with any questions you may have regarding the property or the auction process.

Thank you again for your interest in this property and we look forward to seeing you on the day of the auction. Registration will take place one hour prior to the auction.

Sincerely,



John P. McInnis
John McInnis Auctioneers

Auctioneers Disclaimer

IMPORTANT INFORMATION FOR PROSPECTIVE BIDDERS

THE INFORMATION SET FORTH IN THIS PACKET
IS BELIEVED TO BE CORRECT.
HOWEVER, THE MORTGAGEE OF THIS PROPERTY AND
JOHN MCINNIS AUCTIONEERS MAKE NO WARRANTIES
OR GUARANTEES AS TO THE ACCURACY
OF THIS INFORMATION.

BUYERS SHALL RELY ENTIRELY ON THEIR OWN
INFORMATION, JUDGEMENT AND INSPECTION OF THE
PROPERTY AND RECORDS. THIS PROPERTY IS TO BE
SOLD ON AN AS IS, WHERE IS BASIS, WITH ALL FAULTS.

*THE AUCTIONEER HEREBY DISCLOSES HE/SHE IS ACTING SOLELY AS
AN AGENT FOR THE MORTGAGEE IN THE MARKETING,
NEGOTIATIONS AND SALE OF THIS PROPERTY. THE PURCHASER(S)
AGREE THAT THE MORTGAGEE AND AUCTIONEER MAKE NO
WARRANTIES OF ANY KIND REGARDING THE USE, CONDITION OR
VALUE OF THE PROPERTY.*

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Newburyport Place LLC ("Mortgagor") to Newburyport Five Cents Savings Bank ("Mortgagee") dated January 21, 2015 and recorded with the Essex South District Registry of Deeds at Book 33814, Page 224, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:30 o'clock A.M. on the 15th day of December, 2017 on or near the mortgaged premises located at 1 Harris Street, Unit 3, Newburyport, Essex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

"The Condominium Unit known as Condominium Unit Number 3 (hereinafter called the "Subject Unit"), in the Condominium known as One Harris Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated November 20, 2006 and recorded on November 21, 2006, in the Essex South District Registry of Deeds in Book 26309, Page 556 (hereinafter called the "Master Deed"). The post office address of the Condominium is One Harris Street, Newburyport, Massachusetts 01950. The land is described in said Master Deed. This Unit Deed, the Subject Unit and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

The Subject Unit is shown on the Master Plan of the Condominium filed in the Essex South District Registry of Deeds and on the Unit Plan of the Subject Unit, which is attached hereto, and the verified statement of a registered engineer in the form required by Massachusetts General Laws, Chapter 183A, Section 8 and 9, that is affixed to said Master Plans and Unit Plan.

The Subject Unit is hereby conveyed together with:

1. An undivided eleven and twenty-seven one hundredths (11.27%) interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit;

2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building, or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings, or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit existing as a result of construction of the Building or that may come into existence hereafter as a result of:
 - (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings; or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and
2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units;

3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of the Condominium Trust and the Bylaws and Rules and Regulations thereto (which Declaration of Trust of the Condominium Trust, Bylaws and Rules and Regulations, dated November 20, 2006, are recorded in the Essex South District Registry of Deeds in Book 26309, Page 570, as the same may be amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;

4. Easements, rights, obligations provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and

5. The provisions of Massachusetts General Laws, Chapter 183A ("Condominiums"). The Subject Unit is intended only for professional office use.

The Subject Unit shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the Condominium Trust and the Bylaws and rules and regulations thereto, as the same may from time to time be amended."

For Mortgagor's title see deed recorded with Essex County South District Registry of Deeds in Book 33814, Page 220.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, tenancies and rights of tenants or persons in possession, if any, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, rights of redemption for unpaid federal taxes, if any, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, Connolly and Connolly, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

TERMS OF THE SALE: A deposit of Fifteen Thousand Dollars (\$15,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the Law Offices of Connolly and Connolly, 51 Green Street, Newburyport, Massachusetts 01950 within thirty (30) days of the date of the sale. It shall be the bidder's sole responsibility to ascertain all items described in this notice and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations. The Foreclosure Deed will be provided to the purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. The deposit of Fifteen Thousand Dollars (\$15,000.00) is non-refundable.

The Mortgagee's agent intends to bid at said sale and shall not be required to have a check for the deposit. All other bidders at said sale shall be required to show proof of the necessary deposit satisfactory to the auctioneer and the Mortgagee, as a pre-condition

of bidding. A Memorandum of Sale shall be executed by the purchaser at the time and place of sale. The purchaser shall be responsible for all closing costs, documentary tax stamps and recording fees.

Other terms, if any, to be announced at the sale.

Newburyport Five Cents Savings Bank
Present holder of said Mortgage,
By its Attorneys,
Connolly & Connolly
51 Green Street
P.O. Box 332
Newburyport, MA 01950
(978) 462-2251

MEMORANDUM OF SALE

This Memorandum of Sale is made this 15th day of December, 2017, by and among NEWBURYPORT FIVE CENTS SAVINGS BANK, a Massachusetts corporation, whose principal address is 63 State Street, Newburyport, Massachusetts 01950 (the "Mortgagee"), John McInnis of McInnis Auctioneers, Amesbury, Massachusetts, (the "Auctioneer"), and

_____ (the "Buyer").

1. MORTGAGEE'S SALE AT PUBLIC AUCTION

Pursuant to a public auction conducted on December 15, 2017, by the Auctioneer on behalf of the Mortgagee as foreclosing mortgagee, in exercise of the Power of Sale contained in a Mortgage from Newburyport Place LLC dated January 21, 2015 and recorded with Essex South District Registry of Deeds at Book 33814, Page 224, and subject to and in accordance with the terms and conditions set forth in that certain Notice of Sale attached hereto as Exhibit A and incorporated herein by reference, and as supplemented by further terms set forth below, the Buyer as the highest bidder agrees to purchase the real property described below (the "Property").

2. DESCRIPTION OF THE PROPERTY

The Property shall mean the following, namely:

The Condominium Unit known as Condominium Unit Number 3 (hereinafter called the "Subject Unit"), in the Condominium known as One Harris Street Condominium, a Condominium (hereinafter called the "Condominium"), established by Master Deed dated November 20, 2006 and recorded on November 21, 2006, in the Essex South District Registry of Deeds in Book 26309, Page 556 (hereinafter called the "Master Deed").

The post office address of the Condominium is One Harris Street, Newburyport, Massachusetts 01950. The land is described in said Master Deed. This Unit Deed, the Subject Unit and the Condominium are subject to the provisions of Massachusetts General Laws, Chapter 183A ("Condominiums").

The Subject Unit is shown on the Master Plan of the Condominium filed in the Essex South District Registry of Deeds and on the Unit Plan of the Subject Unit, which is attached hereto, and the verified statement of a registered engineer in the form required by Massachusetts General Laws, Chapter 183A, Section 8 and 9, that is affixed to said Master Plans and Unit Plan.

The Subject Unit is hereby conveyed together with:

1. An undivided eleven and twenty-seven one hundredths (11.27%) interest in the common areas and facilities of the Condominium described in the Master Deed appertaining to the Subject Unit;
2. An easement for the continuance of all encroachments by the Subject Unit on the adjoining units or on the common areas and facilities existing as a result of construction of the Building, or that may come into existence hereafter as a result of:

- (1) settling of the Building; or
 - (2) condemnation or eminent domain proceedings, or
 - (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
 - (4) repair or restoration of the Building or any Unit therein after damage by fire or other casualty; and
3. An easement to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the other units and serving the Subject Unit.

The Subject Unit is hereby conveyed subject to:

1. Easements in favor of the adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of the adjoining units or common areas and facilities on the Subject Unit existing as a result of construction of the Building or that may come into existence hereafter as a result of:

- (1) settling of the Building; or
- (2) condemnation or eminent domain proceedings; or
- (3) alteration or repair of the common areas and facilities or any part thereof made pursuant to the provisions of the Master Deed as the same may be from time to time amended, or the provisions of the Declaration of Trust of the Condominium Trust as the same may be from time to time amended; or
- (4) repair or restoration of the Building or any unit therein after damage by fire or other casualty; and

2. An easement in favor of the Owners of other units to use all pipes, wires, flues, ducts, conduits, plumbing lines and other portions of the common areas and facilities located in the Subject Unit and serving the other units;

3. The provisions of the Master Deed and Master Plans of the Condominium recorded simultaneously with and as part of the Master Deed, and the provisions of the Declaration of Trust of the Condominium Trust and the Bylaws and Rules and Regulations thereto (which Declaration of Trust of the Condominium Trust, Bylaws and Rules and Regulations, dated November 20, 2006, are recorded in the Essex South District Registry of Deeds in Book 26309, Page 570, as the same may be amended from time to time by instruments recorded with said Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Subject Unit, including his or her family, tenants, servants, visitors and occupants, as though such provisions were recited and stipulated at length herein;

4. Easements, rights, obligations provisions, agreements, restrictions, building line limitation, zoning regulations, public utility and telephone easements, easements in favor of the Declarant of the Master Deed, and all other matters set forth or referred to in the Master Deed; and

5. The provisions of Massachusetts General Laws, Chapter 183A ("Condominiums"). The Subject Unit is intended only for professional office use. The Subject Unit shall not be used or maintained in a manner inconsistent with the provisions of the Master Deed, or of this Unit Deed, or the Condominium Trust and the Bylaws and rules and regulations thereto, as the same may from time to time be amended.

Being the same premises conveyed to Mortgagor by deed of One Harris Street Company dated January 21, 2015 and recorded with Essex South District Registry of Deeds in Book 33814, Page 220.

3. TRANSFER OF THE PROPERTY

The property shall be conveyed by the usual mortgagee's deed (Massachusetts General Laws, Chapter 183, Appendix Form 11) under the statutory power of sale.

The property shall be conveyed and transferred subject to all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any outstanding tenancies and/or leases, the rights of parties in possession, any and all unpaid taxes, tax titles, municipal taxes, tax liens, water and sewer bills or liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed, and to the provisions of applicable state and local law, including building codes, zoning ordinances, and M.G.L. ch. 21E.

The total bid price will be set forth as the consideration in the deed to the Property.

4. BUYER'S RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.

The Buyer shall assume responsibility for and costs relating to compliance with Title 5 of the State Environmental Code, state and city requirements regarding smoke detection equipment, and lead paint regulations, all as applicable. Mortgagee makes no warranties or representations regarding the Property's current compliance with any federal, state or local regulations or laws, including building, zoning, sanitary and environmental laws.

5. PRICE AND DEPOSIT

The bid price for which the Property has been sold to the Buyer is _____ Dollars (\$_____) of which Fifteen Thousand and 00/100 (\$15,000.00) has been paid this day in accordance with the terms of the mortgagee's notice of sale. The sale shall not be deemed completed until the Buyer has made his or her deposit and signed this Memorandum of Sale. The balance of the purchase price shall be paid by certified check or bank check at the time of the delivery of the deed. The Mortgagee shall be entitled to any interest earned on the deposit and the amount to be paid by the

Buyer shall not be adjusted to reflect any interest earned on the deposit.

6. CLOSING

The deed and associated papers shall be delivered and the balance of the consideration shall be paid at the office of Connolly & Connolly, 51 Green Street, Newburyport, Massachusetts on or before ten o'clock (10:00 A.M.) on the thirtieth day following the sale, provided that such day is one on which said Registry is open for business, and if not, then on the next day on which said Registry is open for business (the "Closing"). Time is of the essence of this agreement.

7. TITLE

No representation or warranty of any kind whatsoever have been made by or on behalf of the Mortgagee concerning the state of the title to the premises. Mortgagee shall transfer to the Buyer only such title as Mortgagee has pursuant to its Mortgage Deed. In the event the Mortgagee cannot convey title to the Property as stipulated, the deposit, and if applicable, the balance of the purchase price, shall be refunded and all rights hereunder shall cease, and the Buyer shall have no recourse against the Mortgagee, or its employees, agents and representatives, whether at law or in equity; provided, however, that Buyer shall have the election to accept such title as the Mortgagee can deliver to the Property in its then condition and to pay therefor the purchase price without deduction, in which event the Mortgagee shall convey such title.

8. RISK OF LOSS

The Buyer acknowledges that from and after this date he or she shall have the sole risk of loss, and the Mortgagee shall have no responsibility for maintaining insurance on the premises. If the Property is damaged by fire or other casualty prior to the closing, Buyer shall accept a deed to the Property and an assignment of so much of the insurance proceeds as has not been used in the restoration of the Property prior to the Closing, to the extent any such proceeds may be available to the Mortgagee, Buyer paying therefor the full balance of the bid price.

9. ACCEPTANCE OF DEED

The acceptance of a deed to the Property by the Buyer or Buyer's nominee, as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed or arising out of said public auction on the part of the Mortgagee to be performed or observed.

10. CONDITION OF THE PREMISES

The Property shall be conveyed in "as-is" condition. The Buyer acknowledges that Buyer has not been influenced to enter into this transaction by, nor has it relied upon, any warranties or representations of the Mortgagee or the Auctioneer not set forth or incorporated in this Memorandum. No personal property of any nature is included in this conveyance except as expressly set forth herein. If, as of this date, there is any tenant or occupant in residence, the Buyer, if he or she wishes to evict such tenant or occupant, must do so at his or her own expense.

11. BUYER'S DEFAULT; DAMAGES

If the Buyer shall fail to fulfill the Buyer's agreements herein, all deposits made hereunder by the Buyer shall be retained by the Mortgagee and the Buyer shall reimburse the Mortgagee for all costs and expenses incurred by the Mortgagee, in excess of the amount of the deposit, due to the Buyer's default, including the costs and expenses of subsequent sale of the Property or any portion thereof and attorneys' and auctioneers' fees in connection therewith. The Mortgagee shall also be free to sell the Property to the second highest bidder at the public auction in accordance with the terms announced at the public auction.

12. DEED STAMPS AND RECORDING FEES

Buyer shall pay for and cancel for the benefit of the Mortgagee the excise tax stamps required to be affixed to the foreclosure deed by the law of the Commonwealth of Massachusetts. The Buyer shall pay all recording fees in connection with the transfer of the Property.

13. CONSTRUCTION OF AGREEMENT

This instrument, executed in triplicate, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the Mortgagee and the Buyer. If two or more persons are named herein as Buyer, their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this memorandum or to be used in determining the intent of the parties to it.

IN WITNESS WHEREOF, the parties have executed this Memorandum as a sealed instrument as of the date first written above.

MORTGAGEE
Newburyport Five Cents Savings Bank

BY: _____

John McInnis, AUCTIONEER

, BUYER

1 HARRIS ST UNIT 3

Location 1 HARRIS ST UNIT 3

Mblu 13/ 5/C / /

Owner NEWBURYPORT PLACE LLC

Assessment \$316,900

PID 103258

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$316,900	\$0	\$316,900

Owner of Record

Owner NEWBURYPORT PLACE LLC

Co-Owner

Address 1 HARRIS ST UNIT 3
NEWBURYPORT, MA 01950

Sale Price \$305,000

Certificate

Book & Page 33814/0220

Sale Date 01/22/2015

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NEWBURYPORT PLACE LLC	\$305,000		33814/0220	00	01/22/2015
ONE HARRIS STREET COMPANY	\$0		26309/0556	1J	11/21/2006
DONAHUE AMBROSI & TURBIDE	\$0		6932/0490		05/07/1982

Building Information

Building 1 : Section 1

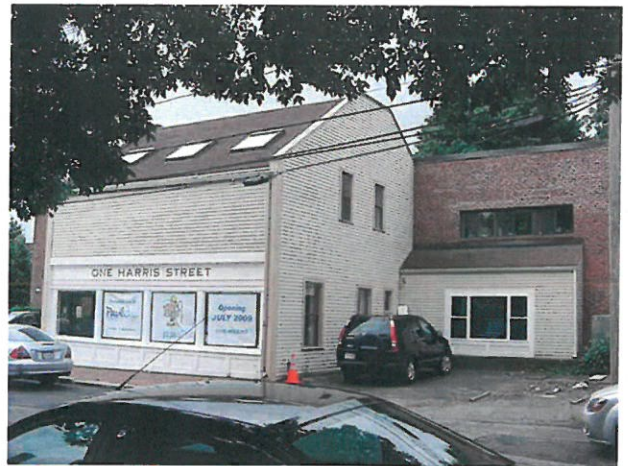
Year Built: 1950

Living Area: 1,897

Building Attributes	
Field	Description
STYLE	Condo Office
MODEL	Com/Ind Condo
Stories:	2
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	

Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Grd	
Grade	Average +10
Stories:	2
Residential Units:	0
Exterior Wall 1:	Brick/Masonry
Exterior Wall 2:	Vinyl Siding
Roof Structure	Flat
Roof Cover	Tar&Gvl/Rubber
Cmrc Units:	8
Section # :	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPhotos//\01\00\0>)

Building Layout

BAS[1897]

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,897	1,897
		1,897	1,897

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 3401

Land Line Valuation

Size (Acres) 0

Description OFF CONDO MDL-06
Zone B2

Depth
Assessed Value \$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$339,400	\$0	\$339,400

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State Tax Form 290

Certificate: 3279

Issuance Date: 11/16/2017

MUNICIPAL LIEN CERTIFICATE
City of Newburyport
COMMONWEALTH OF MASSACHUSETTS

Requested by LAW OFFICES CONNOLLY & CONNOLLY

DESCRIPTION OF PROPERTY

Parcel ID: 013-005C000

1 HARRIS ST UNIT 3

NEWBURYPORT PLACE LLC	Land area	:	0.00 AC
1 HARRIS ST UNIT 3	Land Value	:	0
NEWBURYPORT MA 01950	Impr Value	:	316,900
	Land Use	:	0
	Exemptions	:	0
	Taxable Value:		316,900

Deed date: 01/22/2015 Book/Page: 33814/0220

Class: 3401-COMMERC.

FISCAL YEAR	2018	2017	2016
DESCRIPTION			
REAL ESTATE TAX REVENUE	\$2,131.16	\$4,262.31	\$4,544.57
CPA SURCHARGE	\$42.63	\$85.25	\$90.89
TOTAL BILLED:	\$2,173.79	\$4,347.56	\$4,635.46
Charges/Fees	\$.00	\$15.00	\$15.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	\$.00	\$.00	-\$4,650.46
Interest to 11/16/2017	\$50.86	\$568.29	\$.00
TOTAL BALANCE DUE:	\$2,224.65	\$4,930.85	\$.00
TOTAL INTEREST PER DIEM:	\$2.5012		

I have no knowledge of any other lien outstanding. TAX TITLE LIEN PAY-OFF AMOUNTS must be obtained from the Tax Collector's office at 978-465-4415, additional fees may apply for BETTERMENT or TAX DEFERRAL. PENDING FINAL WATER & SEWER READING: It is suggested that you contact the WATER/SEWER department at 978-465-4420 for current information.



JULIE LANGUIRAND
TREASURER/COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE