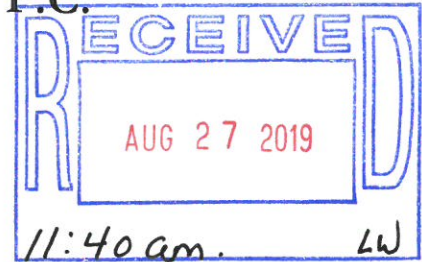


DROHAN TOCCHIO & MORGAN, P.C.

ATTORNEYS AT LAW
175 DERBY STREET, SUITE 30
HINGHAM, MASSACHUSETTS 02043
Telephone: (781) 749-7200 ~ Facsimile: (781) 740-4335
www.dtm-law.com

ANTHONY T. PANEBIANCO
apanebianco@dtm-law.com



August 15, 2019

VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Town of Hull Zoning Board of Appeals
253 Atlantic Avenue
Hull, Massachusetts 02045
Attn: Neil Kane, Chair

Re: Appellants: Michael McDevitt and Stephanie Aprea, Trustees of 125 Main Street Hull Trust
Property: 125 Main Street, Hull, MA 02045

Dear Chairman Kane:

This office represents Michael McDevitt and Stephanie Aprea, Trustees of 125 Main Street Hull Trust (collectively, "McDevitt"), owners of the real property located at 125 Main Street, Hull, MA 02045 (the "Property"). We are submitting this letter in support of McDevitt's Application for Hearing to the Town of Hull Zoning Board of Appeals filed herewith. McDevitt asserts that Bartley Kelly ("Commissioner Kelly"), the Building Commissioner/Zoning Enforcement Officer of the Town of Hull erred when he issued a notice of violation of Chapter 173 of the Zoning Bylaw on or about July 18, 2019 (the "Violation Letter"). McDevitt submits this Appeal to (1) preserve the ability to obtain applicable building permits for the structure at issue on the Property without accruing ongoing fines; and (2) to challenge the determination of the Violation Letter.

I. Background Facts

On or about July 11, 2019 the Chatham Coast Guard Station ("the Station") was donated to McDevitt. The Station was set to be demolished where it previously stood. Understanding the sense of place and history that the Station has in the Coast Guard and overall community, McDevitt was the ideal individual to preserve the Station.

Accordingly, the following day, McDevitt had the Station placed on a barge and delivered to the Property, where it remains to this day. The Station has not been altered, changed, or otherwise improved while on the Property. The Station sits atop beams on the Property. Simply, the Station was moved from its former location via barge and placed onto the Property.

Necessarily, McDevitt is seeking to have the Station be a permanent structure on the Property, and is preparing the necessary documents to do so. However, as indicated, on or about July 18, 2019, the Town of Hull issued the Violation Letter, requiring that McDevitt demolish the Station or face severe penalties.

II. Alleged Violations/Discussion

The Violation letter asserts that the Station violates Chapter 173 of the Town of Hill Zoning Bylaw. Chapter 173 reads, in pertinent part, as follows:

“No Building shall be built or altered and no use of land or building shall be begun or changed without a permit having been issued by the Building Commissioner. No building shall be occupied until a Certificate of Occupancy has been issued by the Building Commissioner.”

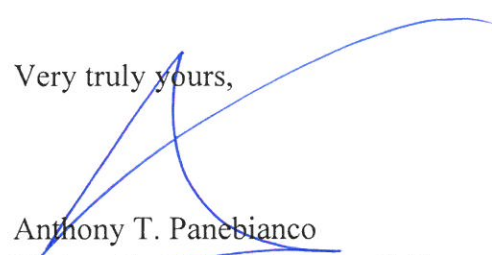
As indicated above, the Station was placed on the Property. It was not built or altered. The Station is not used for any purpose presently. Similarly, the use of the Property has not changed. Simply, the Station sits atop steel rails on the Property while McDevitt obtains necessary permitting to make the Station a permanent structure.

III. Request for Relief

McDevitt respectfully requests the Zoning Board of Appeals void the Building Commissioner’s July 18, 2019 decision.

Should you have any questions or need any additional information please do not hesitate to contact me. Thank you.

Very truly yours,


Anthony T. Panebianco
Drohan Tocchio & Morgan, P.C.

Enclosure

cc: Bartley Kelly (via certified mail)
James B. Lampke, Esq. (via email)
Michael McDevitt (via email)



**TOWN OF HULL
ZONING BOARD OF APPEALS**

**253 Atlantic Avenue
Hull, Massachusetts 02045**

**781-925-2117
Fax: 781-925-0224**

**APPLICATION FOR HEARING
PACKET TO BE COMPLETED IN TRIPLICATE
(see reverse page for instructions)
(Last Revised July 18, 2017)**

1. **Address of Property:** 125 Main Street, Hull, MA 02045

Zoning District: Commercial Rec C

Assessor's Map No.: _____ Assessor's Parcel No.: 02-006

Title Reference (Attach Copy of Deed or Transfer Certificate of Title):

Book: 26565, Page 11 Certificate of Title No: _____
(Plymouth County Registry of Deeds) (Plymouth County Registry District of the Land Court)

2. **Applicant:**

Name: Michael McDevitt and Stephanie Aprea as Trustees of 125 Main Street Hull Trust

Name: _____

Address: 125 Main Street

Address: _____

Address: Hull, MA 02045

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

3. **Owner:** (If owner is also applicant, go directly to #4)

Name: _____

Name: _____

Address: _____

Address: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

4. **If you have signed a P&S Agreement**, attach a copy of the executed agreement.

5. **The applicant must** include the following items for the application to be considered complete:

- ☒ completed Application for Hearing
- ☒ copy of the Building Commissioner's Denial Letter
- ☒ copy of Deed or Certificate of Title
- ☐ N/A copy of Proposed Building Plans and Surveyed Site Plans (plot plan may be acceptable)
(four sets of full size plans and one half size plan: 11"x17")
- ☒ Color pictures of the building (views labeled of front, rear, left side & right side 8-1/2" x 11")
- ☒ 2 copies certified abutters list and a property card (Obtain at Assessors Office)
- ☐ N/A copy of P & S Agreement to the property (if applicable)
- ☐ N/A Special Permit Questionnaire or Variance Questionnaire
- ☒ filing fee \$275.00
- _____ Page 6: Bldg. Commissioner's Review and Certification

HOW TO PUT PACKETS TOGETHER

Packet 1: For the ZBA – Include everything listed under section #5 (including copies of the plans)

Packet 2: For the Building Department – Include everything listed under #5 except the labels and plans.

Packet 3: For the Town Clerk – Include everything listed under #5 except the labels. Only one full-sized plan is needed.

Once complete, ALL packets can be delivered to the Town Clerk. The Clerk will stamp the packets as received and distribute accordingly. If the packet/s are found to be incomplete, the hearing process may be delayed. It is advised that you seek assistance from the ZBA Administrative Assistant at (781) 925-2117 prior to submitting an application.

HEARING PROCESS

Once the application has been stamped in by the Town Clerk, the ZBA Administrative Assistant will advertise the Public Hearing for two consecutive weeks prior to your hearing. A copy of the Public Hearing notice will be sent to all abutters notifying them of the hearing.

At your hearing, the ZBA may approve, deny, or continue your hearing. If approved, a decision is written by a member of the ZBA. Once the Board signs the decision, it is then filed with the Town Clerk. There is then a 20 day waiting period to allow abutters to appeal the decision. After the 20 day waiting period, bring your original decision to the Town Clerk and have it stamped that there have been no appeals made. The decision must then be recorded with the Plymouth County Registry of Deeds.

APPLICATION FOR HEARING: Page 2

Reason for petition/application:

_____ Special Permit

----> Hull By-Law: _____

_____ Variance

----> Hull By-Law: _____

 x Appeal of Decision of Bldg. Comm.

----> Hull By-Law: 173

Describe why you seek a Special Permit, Variance or Other Relief:

See attached correspondence of Anthony T. Panebianco, Esq.

(Use additional sheets as necessary)

Name, address, email and phone number of your attorney (if applicable):

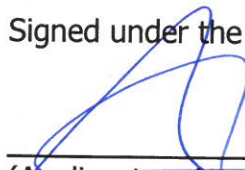
Anthony T. Panebianco, Esq.

Drohan Tocchio & Morgan, P.C.

175 Derby Street, Suite 30

Hingham, MA 02043

Signed under the pains and penalties of perjury, this 16 day of August , 20 19



(Applicant or Attorney)

(Applicant or Attorney)

NOTE: DO NOT ATTEMPT TO DISCUSS THE MERITS OF YOUR CASE WITH ANY INDIVIDUAL MEMBER OF THE BOARD OF APPEALS AT ANY TIME. YOU WILL HAVE AN OPPORTUNITY TO SPEAK AT THE PUBLIC HEARING ON YOUR APPLICATION BEFORE THE FULL BOARD

SPECIAL PERMIT QUESTIONNAIRE

1. Describe why the proposed change to your property would be in harmony with the general purpose and intent of the By-Law:

N/A

2. Describe how the proposed change to your property would potentially impact your neighborhood (either visually or in any other manner), especially abutting and nearby properties (i.e., describe the potential effects of lighting, drainage, noise, views on neighboring properties):

N/A

3. Describe how the proposed change to your property would potentially affect the character of your zoning district:

N/A

4. Describe why you believe that the proposed change to your property would not be more detrimental to the neighborhood, especially to abutting and nearby properties:

N/A

5. Describe how the proposed change to your property would potentially affect on-site and off-site parking. In addition, please describe how the proposed change to your property would potentially affect traffic in the immediate area:

N/A

VARIANCE QUESTIONNAIRE

1. Is your property (land/structure) unique in any of the following ways?

_____ shape of your lot
_____ topography of your lot
_____ soil conditions of your land
_____ structure/layout of your building (Use Variances only)

If so, describe in detail those characteristics that are unique to your land (i.e., those that do exist on your land but do not exist on abutting or nearby properties in your neighborhood or zoning district):

N/A

2. Do you have a "substantial hardship" related to the uniqueness of your property (as you have described immediately above) that prevents you from either:
(i) complying with our By-Law, or (ii) using your land or building as it currently exists?

_____ yes _____ no

3. If your answer is yes, describe in detail: how this hardship is related to the uniqueness of your property:

- How this hardship is related to the uniqueness of your property:

N/A

Please note that the "substantial hardship" *must* be related to your property, not to your individual circumstances.

The Board would like you to describe exactly how the shape of your lot, the topography of your lot, the soil conditions of your lot or the structure/layout of your building (i) are unique or substantially different from neighboring properties and (ii) how these unique circumstances prevent you from using your property for its intended use as a single family home, as a business, etc.

For example, the mere fact that your property be worth more if a Variance is granted does not constitute a "substantial hardship".

APPLICATION FOR HEARING: Page 5

- How this hardship prevents you from complying with the Hull Zoning By-Law or prevents you from using your land or building as it currently exists:

N/A

4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law, if your variance is allowed:

N/A

Michael McDermott
125 Main St
Hull, MA 02045

APPLICATION FOR HEARING: Page 6

TO BE COMPLETED BY BUILDING COMMISSIONER:

- Date Building Permit Requested: N/A (if applicable) *Violation Notice Tickets 8/3/19*
 - Date Building Permit Denied: ✓ (attach letter of denial)
 - Any prior appeals on this property: YES NO ✓ (attach copies of decisions)
 - IF YES, provide date of decision and action taken:
-
-
-

- **ATTACHMENTS:** (place ✓ beside each)
 - N/A Prior Decisions of Board Re: Property (if applicable)
 - Letter of Denial & Copies of All Correspondence (if applicable) *Appeal of Violation*
 - **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)
 - ✓ Copy of Deed/Transfer Certificate of Title
 - Copy of Plot Plan or Survey & Proposed Building Plans - *No Plot Plan*
 - ✓ Pictures of Building (views of front, rear, left side & right side)
 - N/A Copy of P&S Agreement (if applicable)
 - ✓ Certified List of Abutters (from Assessor's Office)
 - ✓ Filing Fee
 - **APPLICATION INCLUDES:** (place ✓ beside each)
 - ✓ Signature (page 2)
 - ✓ Zoning District (page 1)
 - ✓ Assessor's Information (page 1)
 - Phone Number - *No Phone #*
 - Email Address - *No Email Address*
 - ✓ Title Reference
 - ✓ Description of Relief Sought
 - Special Permit Questionnaire or Variance Questionnaire
 - Answers to All Other Questions on Application
-

****BUILDING COMMISSIONER'S CERTIFICATION**

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: 9/17/19

Burt Kelly
Building Commissioner, Town of Hull

Violation Notice

July 18, 2019

Michael McDevitt
125 Main Street
Hull, MA 02045

Re: 125 Main Street

To Mr. McDevitt:

It has come to the attention of the Building Department that a building has been placed on your property at 125 Main Street without applying for and or receiving proper permits from the Building Department. This activity violates;

780 CMR Massachusetts State Building Code

Chapter 1

Section 105 PERMITS

Required 105.1 It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the occupancy of a building or structure, or to install or alter any equipment for which provision has been made or the installation of which is regulated by 780 CMR without first filing an application with the Building Official and obtaining the required permit.

Section 116 UNSAFE STRUCTURES

Building is not secure and building site is not secure.

MGL Chapter 143 Section 94 (a) Whoever violates any provision of the state building code, except any specialized code as described in section 96, shall be punished by a fine of not more than one thousand dollars or by imprisonment for not more than one year, or both, for each such violation. Each day during which a violation exists shall constitute a separate offense.

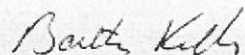
Code of the Town of Hull

Chapter 173 ZONING

ARTICLE 1 Section 3 – Enforcement No Building shall be built or altered and no use of land or building shall be begun or changed without a permit having been issued by the Building Commissioner. No building shall be occupied until a Certificate of Occupancy has been issued by the Building Commissioner. Any person violating any of the provisions of this bylaw may be fined no more than one hundred dollars for each offense. Each day that such violation continues shall constitute a separate offense.

You are hereby ordered, to abate or correct said violation(s) **immediately**. Failure to do so will result in criminal/civil complaint(s) being filed against you, which may be subject to fines as prescribed by pertinent laws and regulations as well as other remedies as provided for by law. In addition, your failure to comply with this directive will leave the Town with no choice but to seek further enforcement of applicable laws, rules and regulations via criminal, civil, non-criminal disposition and administrative remedies. All rights and remedies of the Town are reserved and not waived. You have the right to appeal this notice under the provisions of MGL Chapter 40A.

Very truly yours,



Bartley Kelly
Building Commissioner

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL)

Josephine A. Darcy
(Josephine)
of 125 Main Street, Hull, Plymouth County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One Million
(\$1,000,000.00) Dollars

grant to Michael McDevitt and Stephanie Aprea as Trustees of 125
Main Street Hull Trust u/d/t of even date recorded herewith
of 65 G Street
Hull, MA 02045

with Quitclaim Covenants

See Exhibit A attached hereto

The address of the subject premises is
125 Main Street, Hull, MA 02045

CANCELLED
PLYMOUTH
DEEDS REG#18
PLYMOUTH

09/18/03 1:41PM 01
000000 H8070

FEE \$4560.00

CASH \$4560.00

Executed as a sealed instrument this 18th day of September, 2003

✓ Josephine A. Darcy
Josephine A. Darcy

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss;

September 18, 2003

Then personally appeared the above-named Josephine A. Darcy and acknowledged the foregoing
to be her free act and deed before me:

Margaret M. Cronin
Margaret M. Cronin, Notary Public
My Commission Expires: 9/25/2009

EXHIBIT A

Those certain parcels of land on the Southerly side of Main Street, Hull bounded and described as follows:

Parcel One:

A certain parcel of land with structures thereon; together with any and all pilings adjoining the same located above extreme low water, situated in that part of the Town of Hull known as Pemberton, and being shown as 'TOWN OF HULL (Old Supply Pier)' on a plan entitled "Plan of Land at Pemberton, Hull, Mass.", dated April 14, 1949, Lewis W. Perkins, Eng'r., and on file at the Plymouth County Registry of Deeds, and being further bounded and described as follows:

Beginning at a point on a tacked stake on the southwesterly side of Main Street and at the northeasterly corner of Lot #3 on aforesaid plan; then running in a southwesterly direction 39.00± feet to a tacked stake; then turning and running in a southeasterly direction 19.66± feet to a tacked stake; then turning and running in a southwesterly direction 87.15± feet along the southeasterly side of Lot #3 to a tacked stake; then continuing and running in a southwesterly direction along the northwesterly side of the stone jetty 81.25± feet to the southwesterly end of the stone jetty; then continuing and running in a southwesterly direction to the extreme low water line; then turning and running in a southeasterly direction along the extreme low water line 31.25± feet; then turning and running in a northeasterly direction to the southernmost corner of the stone jetty; then continuing and running in a northeasterly direction 175.00± feet along the southeasterly side of the stone jetty to a point at the northwesterly end of the southwesterly side of the southeasterly stone jetty running parallel to Main Street then turning and running in a southeasterly directly 18.75± feet along the southwesterly side of the southeasterly stone jetty running parallel to Main Street to the southerly end of the southeasterly stone jetty; then turning and running in a northeasterly direction 39.00± feet along the southeasterly side of the stone jetty to a point on the southwesterly side of Main Street; then turning and running in a northwesterly direction 71.88± feet along the southwesterly side of Main Street to the point of beginning.

Being the same parcel of land conveyed to Josephine A. Darcy by deed from the Inhabitants of the Town of Hull recorded with the Plymouth County Registry of Deeds Book 3740, Page 727.

Parcel Two:

A certain parcel of land situate in that part of the Town of Hull known as Pemberton, and being shown as Parcel #3 on "Plan of Land at Pemberton, Hull, Mass." dated April 14, 1949, Lewis W. Perkins, Engineer, and being further bounded and described as follows:

Beginning at a point on the Southwesterly side of Main Street between Lot #2 and Lot #3 on aforesaid plan; thence running Southwesterly by Lot #2 on said plan, one hundred and twenty-five (125) feet to land of the grantor; thence turning and running Southeasterly by said land of the grantor, ninety-eight and 86/100 (98.86) feet to land of the grantor shown on said plan as Old Supply Pier; thence turning and running Northeasterly by said land, eight-seven and 15/100 (87.15) feet to a tacked stake as shown on said plan; thence turning and running Northwesterly by land of the grantor, nineteen and 66/100 (19.66) feet to a tacked stake as shown on said plan; thence turning and Northeasterly by land of the grantor, thirty-nine (39) feet to the Southwesterly side of Main Street; thence turning and running Northwesterly by the Southwesterly side of Main Street, ninety-three and 30/100 (93.30) feet to the point of beginning.

Containing according to said plan, 12,747 square feet.

Being part of the same premises conveyed to Josephine A. Darcy by deed of the Inhabitants of the Town of Hull, dated March 28, 1951 and recorded at Plymouth Registry of Deeds Book 2143, Page 389.

Parcel Three:

A certain parcel of land with the buildings thereon situated in that part of the Town of Hull known as Pemberton, being shown as Parcel #2 on "Plan of Land at Pemberton, Hull, Massachusetts" dated April 14, 1949, Lewis W. Perkins, Engineer, and being shown as Lot #2 on said plan and being further bounded and described as follows:

Beginning at a point on the southwesterly side of Main Street at a point between Lots #2 and #3 on aforesaid plan; thence running southwesterly by Lot #3 on said plan, one hundred and twenty-five (125.00) feet to the land of the Town of Hull; thence turning and running northwesterly by said land of the Town of Hull, ninety-five (95.00) feet; thence turning and running northeasterly by Lot #1 on said plan, one hundred twenty-five (125.00) feet to the southwesterly side of Main Street; thence turning and running southeasterly by the southwesterly side of Main Street ninety-five (95.00) feet to the point of beginning; containing, according to said Plan, 11,875 square feet of land.

Being part of the same premises conveyed to John Francis Darcy and Josephine A. Darcy by deed dated February 12, 1980 recorded at the Plymouth County Registry of Deeds Book 4792, Page 328.

John Francis Darcy died on March 29, 1999. See Estate Tax Affidavit recorded prior hereto.

Parcel 4:

A certain parcel of land with the buildings thereon situated in that part of the Town of Hull known as Pemberton and being shown as parcel #1 on "Plan of Land at Pemberton, Hull, Mass." dated April 14, 1949, Lewis W. Perkins, Engineer (said plan is recorded at Plymouth County Registry of Deeds) and being further described and bound as follows:

Beginning at a point on the southwesterly side of Main Street at a point between Lots #1 and #2 on aforesaid plan, thence running southwesterly by Lot #2 on said plan, one hundred and twenty-five (125.00) feet to the land of the Town of Hull; thence turning and running northwesterly by said land of the Town of Hull, ninety-five (95.00) feet to a "Way 15 feet wide" as shown; thence turning and running northeasterly by said "Way 15 feet wide" one hundred fourteen and 15/100ths (114.15) feet to the southwesterly side of Main Street; thence turning and running in a southeasterly direction by the southwesterly side of Main Street by two lines measuring sixty-six and 52/100ths (66.52) feet and twenty-nine and 68/100ths (29.68) feet to the point of beginning. Containing according to said plan, 11,641 square feet.

Being the same premises conveyed to Josephine A. Darcy by deed from Lawrence O. Mahoney, dated December 19, 1955 and recorded with the Plymouth County Registry of Deeds Book 2470, Page 415.

Parcel 5:

Another certain parcel of land being fifteen (15) feet wide and one hundred and fourteen and 15/100 (114.15) feet long lying Northwesterly of and adjoining Parcel #1 on said Plan and being part of Way fifteen (15) feet wide as shown on said plan. Said way being shown on a plan entitled "Plan of Land at Pemberton, Hull, Mass." dated April 14, 1949, Lewis W. Perkins, Engineer.

Being part of the premises conveyed to Josephine A. Darcy by deed from the Inhabitants of the Town of Hull dated March 28, 1951 and recorded with the Plymouth County Registry of Deeds Book 2143, Page 389.

Reserving to the grantor her successors and assigns the right to pass and repass over said Parcel 5.

Customer Name: SUSAN SUSAN LANNING

Date: 8/15/2019 12:04:11 PM

Number of Documents: 1

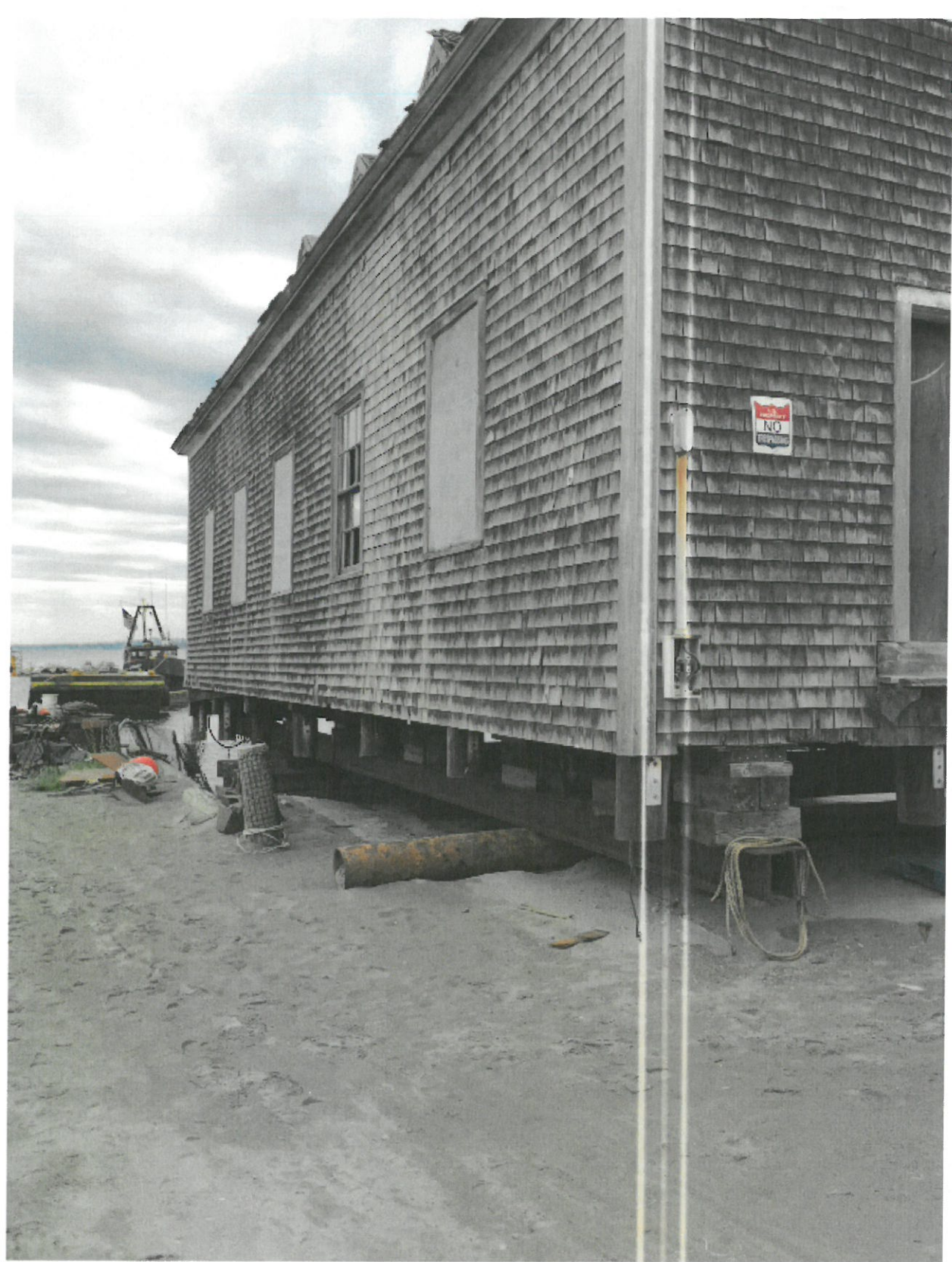
Number of Pages: 3

Document #: 202373

Page #:

Total Charge: 3\$





HULL TOWN OF
253 ATLANTIC AVE
HULL, MA 02045

PARKER DAVID D JR & ELIZABETH A
2 MILDRED ST
HULL, MA 02045

MCCANN PAULA GIROUARD
MCCANN FRANCIS
301 NECK ST
WEYMOUTH, MA 02191

IRWIN DAVID P & PHYLLIS S
3 TOWN WAY
HULL, MA 02045

DRISCOLL DANIEL J & MARY ELLEN
4 TOWN WAY
HULL, MA 02045

SPRINGHETTI CAROLE A
19 CHANNEL ST
HULL, MA 02045

MCCANN MICHAEL J
55 SUMMIT RD
N ABINGTON, MA 02351-1207

MONAHAN JAMES F & CLAIRE M
10 LABAN PRATT RD
DORCHESTER, MA 02122

MINELLI HUNT SANDRA J
MINELLI EDWARD THOMAS
3 CHANNEL ST
HULL, MA 02045

MONAHAN JAMES F & CLAIRE M
10 LABAN PRATT RD
DORCHESTER, MA 02122

MINELLI SANDRA J
SJOLIN DONNA L
LAMBERT JOANNE E
3 CHANNEL ST
HULL, MA 02045

DRISCOLL JOHN E & AGNES T LIFE
DRISCOLL JANE ELLEN & PENNY
PATRICIA A
30 CENTRE AVE
ROCKLAND, MA 02370

MCCANN WILLIAM J JR TRS
WJMJR FAMILY TRUST
195 DORCHESTER ST
SO BOSTON, MA 02127-2846

BERUBE HENRY F & LORRAINE M
209 MARINER LN
ROTONDA WEST, FL 33947

BENSON DAVID R & KAILIE J
1017 ARTISAN AVE
CHESAPEAKE, VA 23323

DRAIN CECILE A
C/O ROBERT W NELSON
23 CHANNEL ST
HULL, MA 02045

GEARY FRANCIS P & KEVIN M
33 FERNGLADE RD
BURLINGTON, MA 01803

HASSLER PHILIP C
6 MILDRED ST
HULL, MA 02045

BJORKMAN SHARON LEE
491 FOREST ST
MARSHFIELD, MA 02050

02 006
MAP LOT

SUFFIX

1 of 1
CARD RESIDENTIAL

HULL

TOTAL ASSESSED: 1,139,200
i521

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		MAIN ST, HULL

OWNERSHIP

Owner #	Owner Name	Unit #
Owner 1:	MCDEVITT MICHAEL	
Owner 2:		
Owner 3:		
Street 1:	125 MAIN STREET	
Street 2:		
Twn/City:	HULL	
SubProv:	MA	County
Postal:	02045-0000	Own Occ: Type:

PREVIOUS OWNER

Owner 1:	MCDEVITT MICHAEL -
Owner 2:	-
Street 1:	125 MAIN STREET
Twn/City:	HULL
SubProv:	MA
Postal:	02045-0000

NARRATIVE DESCRIPTION

This Parcel contains 46,088 SQ. FT. of land mainly classified as RST/BAR with a(n) COL/OLD STYL Building Built about 1920, Having Primarily WOOD SHING Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 3 HalfBaths, 0 3/4 Baths, 5 Rooms Total, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
------	-----------	--------	----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
326	368,600		46088.000	770,600	1,139,200	2 LAND SHERRIFFS	02-006
Total Card	368,600			1,058	770,600		Entered Lot Size
Total Parcel	368,600			1,058	770,600		Total Land: 46088
Source:	Market Adj Cost			Total Value per SQ unit /Card: 283.52	/Parcel: 283.52		Insp Date
						Land Unit Type: SF	04/26/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	326	FV	368,600	0	46,088.	770,600	1,139,200	1,139,200	Year End Roll	1/15/2019
2018	326	FV	330,400	0	46,088.	733,900	1,064,300	1,064,300	Year End Roll	1/9/2018
2017	326	FV	305,000	0	46,088.	733,900	1,038,900	1,038,900	Year End Roll	1/5/2017
2016	326	FV	305,000	0	46,088.	733,900	1,038,900	1,038,900	Year End Roll	1/12/2016
2015	326	FV	296,400	0	46,088.	733,900	1,030,300	1,030,300	Year End Roll	1/8/2015
2014	326	FV	296,400	0	46,088.	733,900	1,030,300	1,030,300	Year end roll	1/8/2014
2013	326	FV	296,400	0	46,088.	733,900	1,030,300	1,030,300	Year End	1/22/2013
2012	326	FV	296,400	0	46,088.	733,900	1,030,300	1,030,300	Year End	1/5/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DARCY JOSEPHIN	26565-11		9/18/2003	PORTION/ASSE	1,000,000	No	No			
DARCY JOHN FRAN	4792-328		2/13/1980			No	No			
DARCY THOMAS L	4792-326		2/13/1980			No	No			
	4792-3		1/1/1980			No	No			
	2186-28		1/14/1952			No	No			
	4792-328		1/1/1952			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/16/2004	06-506	DECK - P	500 C	4/26/2007				

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2007	PERMIT VISIT	DB	BECK
7/30/2003	MEASURED	294	DENNIS MATTE
6/11/1998	MEAS+INSPCTD	PER	

PROPERTY FACTORS

Item Code	Descrp	%	Item	Code	Descrp
Z	CRC	COM REC	100	U	
o			t		
n			i		
					Exmpt
	Census: 5001				
	Flood Haz: 2				
D					Topo
s					Street
t					Traffic

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes	
326	RST/BAR		46088		SQ FT	SITE		0	33.6	0.498	1	1.00							770,623						770,600	

VERIFICATION OF VISIT NOT DATA

Sign: _____

Total AC/H/A: 1.05803	Total SF/SN: 46088.00	Parcel LUC: 326	RST/BAR	Prime NB Desc	COM SUPER
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Total: 770,623	Spl Credit	Total: 770,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

domna

2020



Patriot Properties Inc.

USER DEFINED

Prior id #	Time
Prior id # 1: RRB	
Prior id # 2:	
Prior id # 3:	
Prior id # 1:	
Prior id # 2:	
Prior id # 3:	
Prior id # 1: AE	
Prior id # 2: VE	
Prior id # 3:	

ASR Map:
Fact Dist:
Reval Dist:

Year:
LandReason:
BidReason:

EXTERIOR INFORMATION

Type:	15 - COL/OLD STYL		
Qty Ht:	2H - 2H		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRICK/STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:	3		%
Roof Struct:	3 - GAMBREL		
Roof Cover:	1 - ASPHALT SH		
Color:	WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	AVERAGE
A HBth:		Rating:	
OtherFix:		Rating:	

OTHER FEATURES

Kits: 2	Rating: GOOD
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

GENERAL INFORMATION

Grade: C+ - AVG (+)	
Year Blt: 1920	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdiction:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/L: STD	
Prim Int Wall: 2 - PLASTER	
Sec Int Wall: %	
Partition: T - TYPICAL	
Prim Floors: 3 - HARDWOOD	
Sec Floors: %	

DEPRECIATION

Phys Cond:	AV	- Average	31
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	-0.78959686
Const Adj.:	1.00989902
Adj \$ / SQ:	99.677
Other Features:	63250
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	534259
Depreciation:	165620
Depreciated Total:	368633

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty
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COMMENTS

JOES NAUTICAL BAR CONTIG LOTS 02-003,
02-005, 02-007, + 15X125 WAY = 46.088 SF.

RESIDENTIAL GRID

1st Res	Grid	Desc:	E	# Units
Level	FY	LR	DR	D K RR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals			RMs: 5	BRs: 3 Baths: 1 HB: 3

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	3	
Totals				
1		5	3	

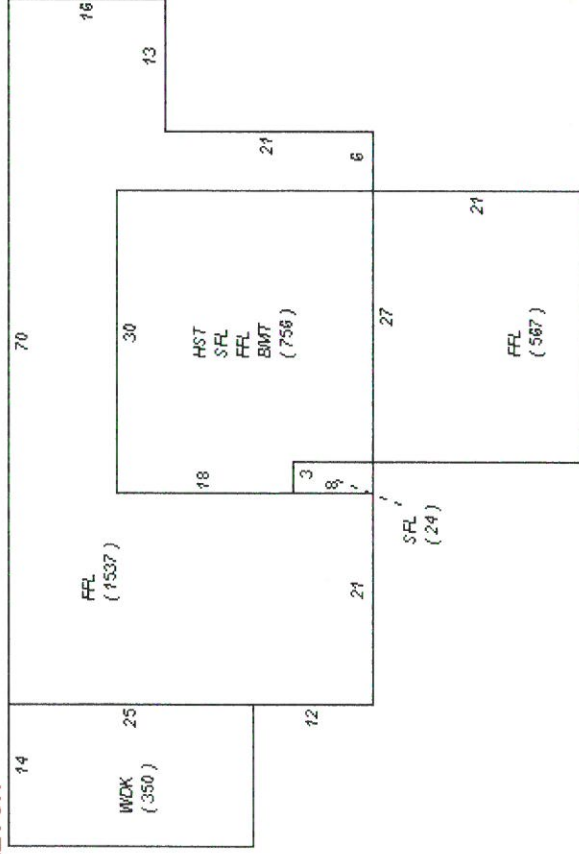
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sal Price
WIAV\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	109.64
Special Features:	0		Val/Su Net:	71.94
Final Total:	368600		Val/Su SzAd:	91.74

PARCEL ID 02-006

Appr Value	JCod JFact	Juris. Value
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,860	99,680	285,075
SFL	2ND FLOOR	780	99,680	77,748
BMT	BASEMENT	756	24,920	18,839
HST	HALF STORY	378	99,680	37,678
WDK	DECK	350	8,860	3,100

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,860	99,680	285,075
SFL	2ND FLOOR	780	99,680	77,748
BMT	BASEMENT	756	24,920	18,839
HST	HALF STORY	378	99,680	37,678
WDK	DECK	350	8,860	3,100

IMAGE

Net Sketched Area: 5, 124		Total:	422,440
Size Ad	4018 Gross Area	5502 FinArea	4018

AssessPro Patriot Properties, Inc

More: NTotal Yard Items:Total Special Features:

Total:	
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