

Shawn Connolly

From: noreply@civicplus.com
Sent: Wednesday, January 25, 2023 9:53 AM
To: Assessor
Subject: Online Form Submittal: REQUEST FOR AN ABUTTERS LIST



JAN 25 2023

Follow Up Flag: Follow up
Flag Status: Flagged

Assessors Office

RECEIVED

REQUEST FOR AN ABUTTERS LIST

LOCATION OF PROPERTY: 12-14 South Hunt Road

MAP/LOT (IF KNOWN) Map 97 Lots 4 & 5

REQUESTER: Paul J. Gagliardi

PHONE NUMBER: 978 388-1787

EMAIL: pgagliardi@dfllp.com

REQUEST IS MADE FOR PLANNING BOARD (300')
APPLICATION TO THE
FOLLOWING BOARD

When Abutters List is Ready I want to pick up the list (Assessor's Department will call you).

CUSTOM LIST - EXPLAIN *Field not completed.*
(FEE MAY BE REQUIRED)

NOTE: The Assessor Office will typically complete your request within 10 days from the date of receipt. We will call the requestor when the abutters list is complete. The ORIGINAL COMPLETE ABUTTERS list must be submitted with your application for the appropriate board. LISTS CANNOT BE MAILED UNLESS A PREPAID, SELF ADDRESSED ENVELOPE IS SENT TO OUR OFFICE. We will not be responsible for lists sent through the mail. Completed lists can be picked up at the Assessors Office during normal office hours.

Email not displaying correctly? [View it in your browser.](#)

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		101										
AMESBURY SPORTS VENTURES, LL		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Assessed	Assessed									
80 FIRST STREET					5 Industrial	IND LAND	4400	27,000	27,000									
BRIDGEWATER MA 02325		SUPPLEMENTAL DATA																
Alt Pct ID 00053 00000 00035A		Use Chang																
Sub-Div		Original Lo																
Spec Cond		NOTES																
OWNER O		STYLE																
ABC		CHAPTER																
AB APPLI FY15-46/X96/FY11-107/		Assoc Pct#																
GIS ID M_245506_954194																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
AMESBURY SPORTS VENTURES, LLC		37850 0325	09-17-2019	U	V	2,700,000	1T	Total	27,000 27,000									
SUSC AMESBURY, LLC		37616 0136	06-26-2019	U	V	10	1A											
SUSC AMESBURY REALTY TRUST		34370 0248	09-14-2015	U	I	1,000,000	1											
NEW ENGLAND SPORTS PARK LLC		33777 0599	12-31-2014	U	I	1,250,184	1S											
AMESBURY LAND ASSOCIATES, INC.		31040 0299	01-30-2012	U	I	1,000,000	1B											
Total		0.00				Total	27,000	Total	27,000									
EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY										
Year								Appraised Bldg. Value (Card)										
Code								Appraised Xf (B) Value (Bldg)										
Description								Appraised Ob (B) Value (Bldg)										
Nbhd								Appraised Land Value (Bldg)										
Nbhd Name				Tracing				Special Land Value										
0001								Total Appraised Parcel Value										
SEWER MORATORIUM								Valuation Method										
LOT 2A								Total Appraised Parcel Value										
TC PLAN 980/91-14								27,000										
FORMERLY PART OF P35 AKA								C										
P31								27,000										
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
BC-21-8		11-09-2021	INC	New Construct	72,000	01-10-2022	0	0		NEW RETAINING WALL	01-13-2016	CW			EI	Exterior Inspection		
BC-21-13		10-06-2021	RE	Remodel	20,000		0	0		FOUNDATION	09-14-2015	JD			ML	Measure & List		
BC-21-2		08-11-2021	DE	Demolish	18,000					PARTIAL DEMO	07-15-2008	TZ			EI	Exterior Inspection		
2012-313		12-08-2011	RE	Remodel	2,500	01-13-2016			01-13-2016	MODIFY 2 STAIRS	08-15-2002	HF			RS	Review Sale		
20080224		06-19-2008	CM	Commercial	20,000	07-15-2008			01-13-2016	CONVEYER SYSTEM GUAR	09-20-1996	HF			BP	Building Permit		
20080215		06-18-2008	RF	Roofing	10,200	07-15-2008			01-13-2016	STRIP & REROOF	03-22-1995	HF			AB			
113		09-19-2007	CM	Commercial	6,000	07-15-2008			01-13-2016	20X20 ACCESSORY STRUCT	11-03-1993	HF			AB			
LAND LINE VALUATION SECTION		B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1		4400	Vacant Land Dev	I				43,560	SF	3.71	1.09000	A	0.15	1,000	ST IDX = 0500	1.0000	0.61	26,400
1		4400	Vacant Land Dev	I				0.590	AC	10,500.00	1.00000	0	0.10	1,000		1.0000	1,050	600
Total Card Land Units								69,260	SF							Total Land Value		27,000

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				101								
AMESBURY SPORTS VENTURES, LL			2 High 4 Rolling	1 All Public	1 Paved	1 Urban 5 Industrial	Description COMMERC. COM LAND COMMERC.	Code 3880 3880 3880	Appraised 602,700 1,347,500 159,400	Assessed 602,700 1,347,500 159,400	101								
80 FIRST STREET			SUPPLEMENTAL DATA																
REAL_OWNERS MA 02325			Alt Pct ID 00053 00000 00031																
			Sub-Div				Use Chang												
			Spec,Cond				Original Lo												
			OWNER O				NOTES												
			ABC				STYLE												
			AB APPLI				CHAPTER												
			GIS ID				Assoc Pld#												
			M_245409_954056																
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
AMESBURY SPORTS VENTURES, LLC			37850	0325	09-17-2019	U	I	2,700,000	1T										
SUSC AMESBURY, LLC			37616	0136	06-26-2019	U	I	10	1A										
SUSC AMESBURY REALTY TRUST			34370	0248	09-14-2015	U	I	1,000,000	1										
NEW ENGLAND SPORTS PARK LLC			33777	0599	12-31-2014	U	I	1,250,184	1S										
AMESBURY LAND ASSOCIATES, INC.			31040	0299	01-30-2012	U	I	1,000,000	1B										
Total			Total			Total		2,109,600		2,109,600		1,977,600							
EXEMPTIONS			Amount	Description	Number	Amount	Comm Int	OTHER ASSESSMENTS											
Year	Code	Description																	
Total			0.00																
ASSESSING NEIGHBORHOOD			Tracing				Batch												
Nbhd			B																
0001																			
AMESBURY SPORTS PARK			NOTES																
TICKET OFFICE			5/92DEED=P32ONLY M+L 91																
COMB M54P18 W/M53P31F84												581,100							
COMB P32+35 W/P 31												21,600							
TC PLAN 980 / 91-14												159,400							
Total Appraised Parcel Value												1,347,500							
Special Land Value												0							
Total Appraised Parcel Value												2,109,600							
Valuation Method												C							
BUILDING PERMIT RECORD			Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
118	03-D29	09-13-2005	RE	Remodel			30,000	07-31-2003	100	07-31-2003	ENLARGE DECK	09-14-2015	JD			ML	Measure & List		
387	10-13-1995	DE	Demolish					09-28-1996	100	01-30-1995	DEMOLISH MINIATURE GOL	10-23-2010	JD			SQ	Sales questionnaire	returne	
414	11-09-1993	RS	Residential					08-22-1995	100	02-13-1995	TEMP TENT	07-15-2008	TZ			EI	Exterior Inspection		
159	05-19-1992	CM	Commercial				8,636	11-03-1993	100	12-31-1992	LODGE	03-13-2007	RD			00	Measur+Listed		
92-90/159	04-03-1992	CM	Commercial				18,144	11-03-1992	100	12-31-1992	FOUNDATION	07-31-2003	HF			DQ	Data Quality		
61	03-15-1992	CM	Commercial				6,500	11-03-1993	100	12-31-1992	CLUBHOUSE	08-15-2002	HF			DQ	Data Quality		
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme		Adj Unit Pric	Land Value		
1	3880	Other Outdoor R	I			43,560	SF	3.71	1.09000	A	1.45	1000	ST IDX = 0500			0	5.86	255,400	
1	3880	Other Outdoor R	I			4,000	AC	161,500.00	1.00000	0	1.00	0500				0	234,175	936,700	
1	3880	Other Outdoor R	I			14,800	AC	10,500.00	1.00000	0	1.00	1,000				0	10,500	155,400	
1	3880	Other Outdoor R	I			700,000	FF	0.00	1.00000	0	1.00	1,000				0	0	0	
Total Card Land Units			862,488			SF	Parcel Total Land Area: 19.8000			Total Land Value			1,347,500						

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	581,100
Appraised Xf (B) Value (Bldg)	21,600
Appraised Ob (B) Value (Bldg)	159,400
Appraised Land Value (Bldg)	1,347,500
Special Land Value	0
Total Appraised Parcel Value	2,109,600
Valuation Method	C

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
09-14-2015	JD			ML	Measure & List
10-23-2010	JD			SQ	Sales questionnaire
07-15-2008	TZ			EI	Exterior Inspection
03-13-2007	RD			00	Measur+Listed
07-31-2003	HF			DQ	Data Quality
08-15-2002	HF			DQ	Data Quality
03-30-2002	HF			AB	

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Dr
Style: 18	Office				
Model 94	Commercial				
Grade 01	Minimum				
Stories: 1					
Occupancy 1.00					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	01	None			
Bldg Use 3880		Other Outdoor Rec			
Total Rooms 00					
Total Bedrms 0					
Total Baths 0					
Heat/AC 01		HEAT/AC PKGS			
Frame Type 02		WOOD FRAME			
Baths/Plumbing 02		AVERAGE			
Ceiling/Wall 06		CEIL & WALLS			
Rooms/Prtns 01		LIGHT			
Wall Height 10.00					
% Conn Wall 0.00					
1st Floor Use: 3880					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES (R)

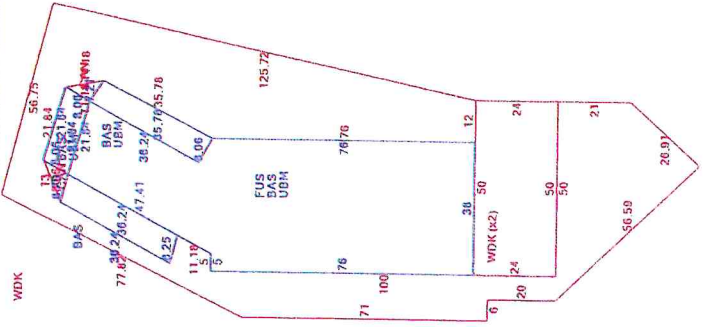
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	Cd	% Good	Grade	Grade Ac
PAV1	PAV ASPH	L	50,000	3.70	1993			50		0.00
PAT1	PATIO AVG	L	6,000	2.50	1993			50		0.00
LT8	LIGHTS MER 4	L	5	2600.00	1993			100		0.00
LT4	LIGHTS INC 4	L	8	1900.00	1993			100		0.00
LT6	LIGHTS MER 2	L	4	1500.00	1993			100		0.00
SHD2	SHED FR GD	L	400	20.00	1992			100		0.00
LT5	LIGHTS MER 1	L	2	1000.00	1995			100		0.00

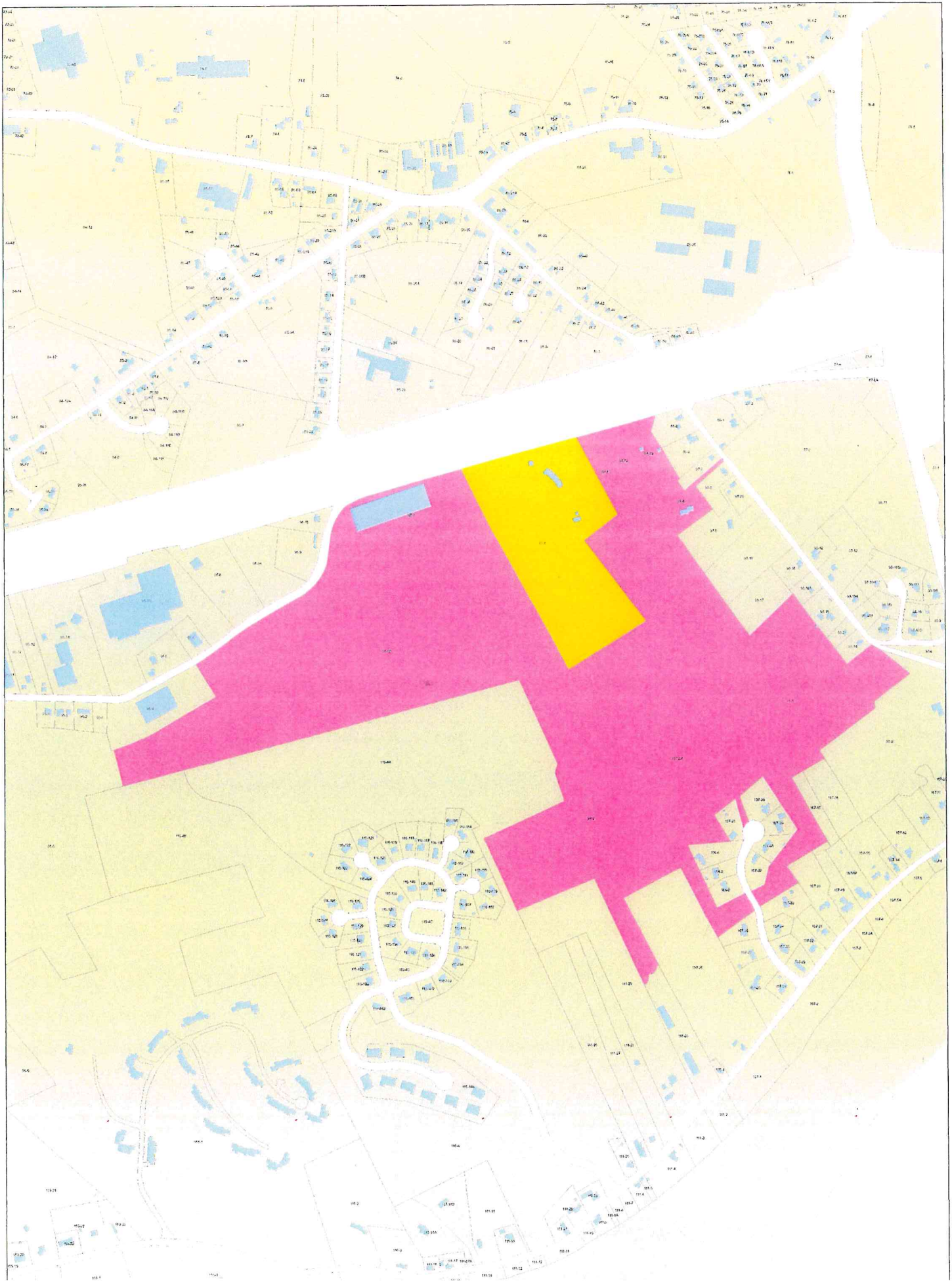
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
BAS	First Floor	700	700	700	94.10
UBM	Basement, Unfinished	0	700	245	32.94
WDK	Deck, Wood	0	144	14	9.15
Ttl Gross Liv / Lease Area		700	1,544	959	



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CC)			
Element	Cd	Description	Element	Cd	Di		
Style:	17	Retail Store					
Model	94	Commercial					
Grade	02	Below Average					
Stories:	2						
Occupancy	1.00						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	03	Gable/Hip					
Roof Cover	03	Asph/F Gls/Cmp					
Interior Wall 1	05	Drywall/Sheet					
Interior Wall 2							
Interior Floor 1	14	Carpet					
Interior Floor 2	12	Hardwood					
Heating Fuel	03	Gas					
Heating Type	04	Forced Air-Duc					
AC Type	03	Central					
Bldg Use	3880	Other Outdoor Rec					
Total Rooms	00						
Total Bedrms	2						
Total Baths	01						
Heat/AC	02	HEAT/AC PKGS					
Frame Type	02	WOOD FRAME					
Baths/Plumbing	02	AVERAGE					
Ceiling/Wall	06	CEIL & WALLS					
Rooms/Prtns	02	AVERAGE					
Wall Height	12.00						
% Conn Wall	0.00						
1st Floor Use:	3880						
				RCN		690.51	
				Year Built		1993	
				Effective Year Built		1996	
				Depreciation Code		A	
				Remodel Rating			
				Year Remodeled		25	
				Depreciation %		0	
				Functional Obsol		0	
				External Obsol		1	
				Trend Factor			
				Condition			
				Condition %		75	
				Percent Good		517.90	
				RCNLD			
				Dep % Ovr			
				Dep Ovr Comment			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES							
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd % Good Grade
FPO	EXTRAFPL OP	B	1	800.00	1996		75 0.00
SPR2	WET CONCEA	B	8,000	3.50	1996		75 0.00
SHD1	SHED FRAME	L	400	15.00	1995		100 0.00
SGN3	SIGN W/INT LT	L	120	77.00	1995		100 0.00
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost		
BAS	First Floor	4,578	4,578	4,578	64.14		
CAN	Canopy	0	61	12	12.62		
FUS	Upper Story, Finished	3,843	3,843	3,843	64.14		
UBM	Basement, Unfinished	0	4,288	1,501	22.45		
WDK	Deck, Wood	0	8,325	833	6.42		
Ttl Gross Liv / Lease Area		8,421	21,095	10,767			





97/ / 11/ /
AMESBURY CITY OF
62 FRIEND STREET
AMESBURY, MA 01913

97/ / 6/ /
WESTGEEST BARTHOLOMEUS J
24 MARTIN RD SOUTH
AMESBURY, MA 01913

97/ / 4/ /
AMESBURY SPORTS VENTURES, LLC
80 FIRST STREET
BRIDGEWATER, MA 02325

96/ / 1/ /
HUNT ROAD REALTY CORP
PO BOX 696
NORTH HAMPTON, NH 03862

97/ / 5/ /
AMESBURY SPORTS VENTURES, LLC
80 FIRST STREET
BRIDGEWATER, MA 02325

97/ / 12/ /
AMESBURY CITY OF
62 FRIEND ST
AMESBURY, MA 01913

97/ / 13/ /
L P GAS EQUIPMENT INC
131 WATER ST
DANVERS, MA 01923

107/ / 37/ /
GOODWIN'S CREEK HOMEOWNERS
TRUST
C/O KENNETH TURNER, TREASURER
37 PLEASANT VALLEY RD
AMESBURY, MA 01913

97/ / 2/ /
ABEL REALTY LLC
C/O STEPHEN ABEL
281A BROADWAY
LAWRENCE, MA 01840

95/ / 5/B /
ATLANTIC SPORTS VENTURES LLC
80 FIRST STREET
BRIDGEWATER, MA 02324

Abutters listing for Amesbury MA

AV PID	NBLU	Lot	Lot Cnt	Location	Deed Book	Deed Page	Address Line 1	City	State	Zip	Owner Full Name	Co-Owner Full Name
4995	97	11		46 MARTIN RD SOUTH	115127L	0	62 FRIEND STREET	AMESBURY	MA	01913	AMESBURY CITY OF	
5031	97	6		24 MARTIN RD SOUTH	33001	0307	24 MARTIN RD SOUTH	AMESBURY	MA	01913	WESTGEEST BARTHOLOMEUS J	
5062	97	4		14 S HUNT RD	37850	0325	80 FIRST STREET	BRIDGEWATER	MA	02325	AMESBURY SPORTS VENTURES, LLC	
5065	96	1		16 S HUNT RD	10946	0565	PO BOX 606	NORTH HAMPTON	NH	03862	HUNT ROAD REALTY CORP	
5067	97	5		12 S HUNT RD	37850	0325	80 FIRST STREET	BRIDGEWATER	MA	02325	AMESBURY SPORTS VENTURES, LLC	
5068	97	12		10 S HUNT RD	33609	0228	62 FRIEND ST	AMESBURY	MA	01913	AMESBURY CITY OF	
5069	97	13		8 S HUNT RD	10174	0477	131 WATER ST	DANVERS	MA	01923	L P GAS EQUIPMENT INC	
5081	107	37		8 MAUDSLEY VIEW LN	16628	0418	37 PLEASANT VALLEY RD	AMESBURY	MA	01913	GOODWIN'S CREEK HOMEOWNERS TRUST	C/O KENNETH TURNER, TREASURER
5081	97	2		47 R PLEASANT VALLEY RD	17149	0410	281A BROADWAY	LAWRENCE	MA	01840	ABEL REALTY LLC	C/O STEPHEN ABEL
105319	95	5	B	24 S HUNT RD	37110	0080	80 FIRST STREET	BRIDGEWATER	MA	02324	ATLANTIC SPORTS VENTURES LLC	

Count: 10

THE BOARD OF ASSESSORS OF THE TOWN OF
AMESBURY, MA HEREBY CERTIFIES THAT THIS
LIST OF ABUTTERS IS THE MOST RECENT
APPLICABLE TAX LIST OF THE MASSACHUSETTS
40A, SECTION 11 OF
GENERAL LAWS AS AMENDED

5/26/25