

OWNER INFORMATION	SALES HISTORY	PICTURE	
SLED ROAD LLC 84 BOSTON ROAD NEWBURY, MA 01951	Date Book Page Type Price Grantor 05/13/2022 3792 54 U V 21 525,000 GST TAXABLE FAMILY 01/06/2020 3661 1398 U V 38 1 PIONTOWSKI TRUST, CARL 10/07/2019 3649 1973 U V 48 1 PIONTKOWSKI 05/16/2007 2988 44 U V 35 4,000 TOWN OF BOSCAWEN		
	LISTING HISTORY		NOTES
	10/05/22 KCVL V-SALE 07/27/17 KCVL 01/03/17 INSP MARKED FOR INSPECTION 11/17/94 TW		NO ACCESS TO LAND FROM ROAD (LIMITED ACCESS HGHWY) ACQUIRED THRU TAX SALE;5/07 TOWN SOLD TO ABUTTING PROPERTY OWNER;

EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh	Width	Size	Adj	Rate	Cond	Market Value	Notes	BOSCAWEN ASSESSING OFFICE			
		Year	Building	Features	Land								
		2024	\$ 0	\$ 0	\$ 700					Parcel Total: \$ 700			
		2025	\$ 0	\$ 0	\$ 700					Parcel Total: \$ 700			
		2026	\$ 0	\$ 0	\$ 700					Parcel Total: \$ 700			

LAND VALUATION													LAST REVALUATION: 2023		
Zone: MRD Minimum Acreage: 0.23 Minimum Frontage: 100													Site: N/A Driveway: N/A Road: N/A		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
1F RES	0.300 ac	x 3,500	X	100	100	100	100	90 -- ROLLING	75	700	0	N	700		
	0.300 ac									700			700		

OWNER INFORMATION		SALES HISTORY					PICTURE	
SLED ROAD LLC 84 BOSTON ROAD NEWBURY, MA 01951		Date	Book	Page	Type	Price	Grantor	
		05/13/2022	3792	54	U V 21	525,000	GST TAXABLE FAMILY	
		01/06/2020	3661	1398	U V 38		1 PIONTOWSKI TRUST, CARL	
		10/07/2019	3649	1973	U V 48		1 PIONTKOWSKI	
LISTING HISTORY		NOTES						
08/15/25	RDVE	LOT MERGER 134-1,2,3 & 4 ALL COMBINED INTO 134 - RECORDED 10/22/04						
01/01/25	INSP	BK2713 PG 1670-1671; LCOND= GRAVEL PIT; 3/23; EST="NT" ALL						
02/22/24	KCPR	EST;GATED; NC; 8/25; NOH; POSTED & GATED, ALL EST FROM RD; GRAVEL						
03/29/23	KCPE	PIT; RMV CABIN & 2 TT BOX=APPRS GONE FROM RD; K&R CONSTRUCTION						
07/21/17	KCVE	SAND & GRAVEL; DW=PART PAVED FR COND, MOSTLY GRAVEL;						
01/03/17	INSP							
05/18/12	KCVE							
05/05/05	SBF							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngth	Width	Size Adj	Rate	Cond	Market Value	Notes	BOSCAWEN ASSESSING OFFICE			
SHOP-AVG	3,000	100	x 30	65	18.00	60	21,060	NAT/EST POST				
							21,100					
								PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land									
2024	\$ 0	\$ 24,300	\$ 307,900									
		Parcel Total: \$ 332,200										
2025	\$ 0	\$ 21,100	\$ 315,500									
		Parcel Total: \$ 336,600										
2026	\$ 0	\$ 21,100	\$ 315,500									
		Parcel Total: \$ 336,600										

LAND VALUATION												LAST REVALUATION: 2023			
Zone: MRD Minimum Acreage: 0.23 Minimum Frontage: 100												Site: AVERAGE Driveway: PART PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
COM/IND	0.230 ac	140,000	D	90	100	100	98	100 -- LEVEL	200	247,000	0	N	247,000	USE/GP PERMIT	
COM/IND	6.160 ac	x 3,500	X	99				95 -- MILD	200	40,600	0	N	40,600	GP PERMIT	
COM/IND	1.500 ac	x 3,500	X	99				85 -- MODERATE	200	8,800	0	N	8,800	USE/GP PERMIT	
COM/IND	1.400 ac	x 3,500	X	99				85 -- MODERATE	200	8,200	0	N	8,200	GP PERMIT	
COM/IND	1.500 ac	x 3,500	X	99				85 -- MODERATE	100	4,400	0	N	4,400	UND/CLR	
COM/IND	2.200 ac	x 3,500	X	99				85 -- MODERATE	100	6,500	0	N	6,500	INACT GP	
		12.990 ac								315,500		315,500			

PICTURE



OWNER

SLED ROAD LLC
84 BOSTON ROAD
NEWBURY, MA 01951

TAXABLE DISTRICTS

District	Percentage

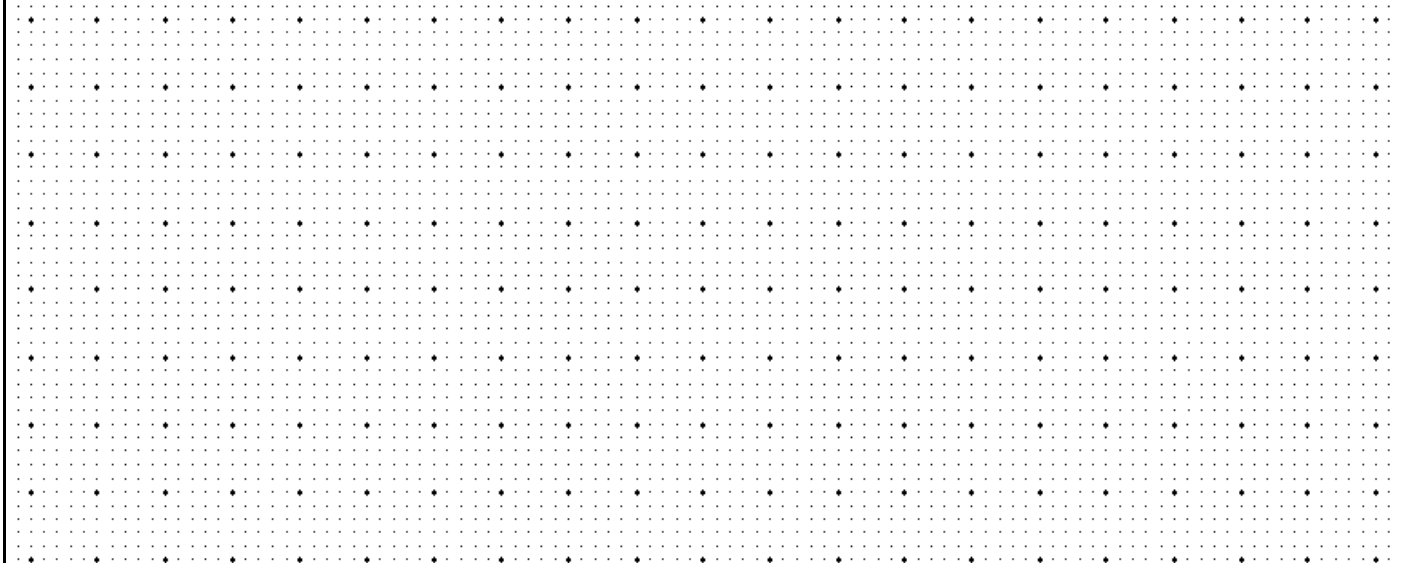
BUILDING DETAILS

Model:
Roof:
Ext:
Int:
Floor:
Heat:
Bedrooms: Baths: Fixtures:
Extra Kitchens: Fireplaces:
A/C: Generators:
Quality:
Com. Wall:
Stories:
Base Type:

PERMITS

Date	Project Type	Notes
12/02/24	PLANNING BOARD	ESR #76
11/13/23	PLANNING BOARD	BOND RELEASE
08/23/23	PLANNING/ ZONING A	SLED ROAD RECLAMATION BOND
08/22/23	TIMBER / GRAVEL	ESR #67
03/07/23	PLANNING BOARD	NAME TRANSFER-AMENDED EXCAVAT
02/11/20	PLANNING BOARD	5 YEAR GRAVEL PIT UPDATE

BUILDING SUB AREA DETAILS



BUILDING SUB AREA DETAILS



2023 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age: %
Physical:
Functional:
Economic:
Temporary: %

Map: 00183D

Lot: 000147

Sub: 000000

Card: 1 of 1

TREMONT STREET

BOSCAWEN

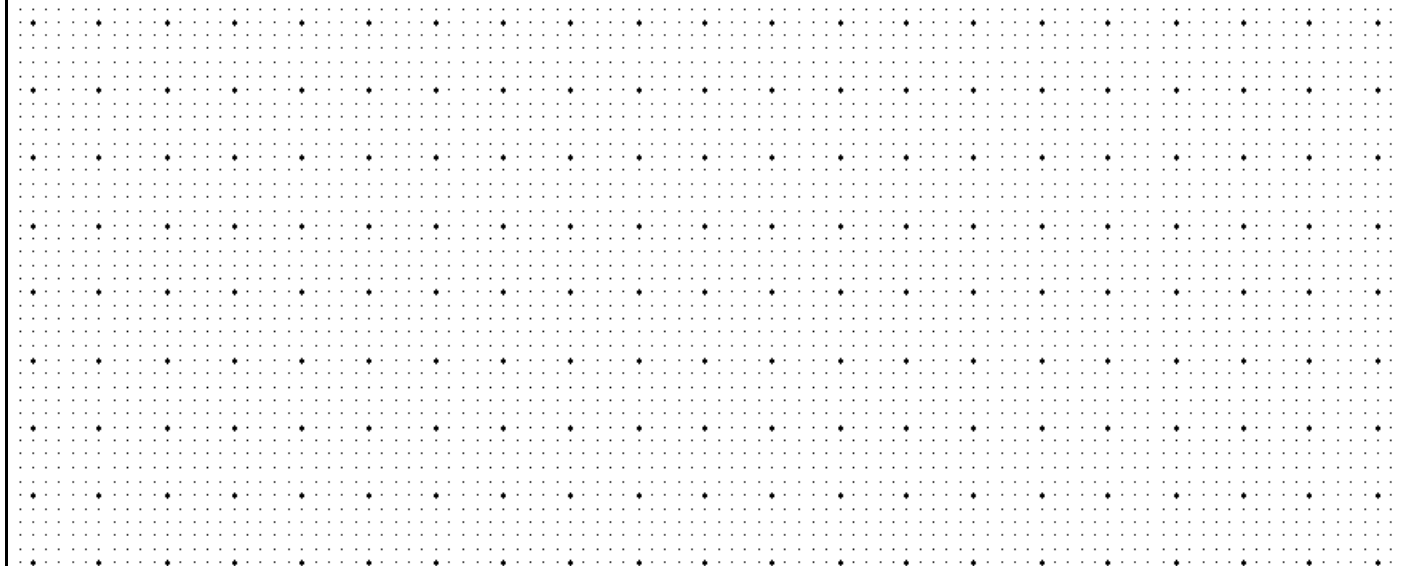
Printed: 03/17/2026

OWNER INFORMATION	SALES HISTORY	PICTURE	
SLED ROAD LLC 84 BOSTON ROAD NEWBURY, MA 01951	Date Book Page Type Price Grantor 05/13/2022 3792 54 U V 21 525,000 GST TAXABLE FAMILY 01/06/2020 3661 1398 U V 38 1 PIONTKOWSKI TRUST, CARL 04/19/2006 2884 1048 U V 18 207,000 BROWN, SANDRA L 03/25/2002 2350 1704 U V 18 VEZINA, PAUL		
	LISTING HISTORY		NOTES
	10/05/22 KCVL V-SALE 07/28/17 KCVL 01/03/17 INSP MARKED FOR INSPECTION 08/27/08 MSHC 11/17/94 TW		VACANT/MUTI SALE WITH LOT 132;

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh	Width	Size Adj	Rate	Cond	Market Value	Notes		
							BOSCAWEN ASSESSING OFFICE			
							PARCEL TOTAL TAXABLE VALUE			
	Year	Building	Features	Land						
	2024	\$ 0	\$ 0	\$ 3,300						
				Parcel Total: \$ 3,300						
	2025	\$ 0	\$ 0	\$ 3,300						
				Parcel Total: \$ 3,300						
	2026	\$ 0	\$ 0	\$ 3,300						
				Parcel Total: \$ 3,300						

LAND VALUATION											LAST REVALUATION: 2023			
Zone: R2W&S Minimum Acreage: 0.23 Minimum Frontage: 80											Site: UND/WDS Driveway: UNDEVELOPED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES	0.110 ac	130,769	E	100	63	100	90	90 -- ROLLING	5	3,300	0	N	3,300	UND/SHAPE
	0.110 ac									3,300			3,300	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS						
	SLED ROAD LLC 84 BOSTON ROAD NEWBURY, MA 01951	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Water Dist</td> <td>% 100</td> </tr> </tbody> </table>	District	Percentage	Water Dist	% 100	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: <div style="text-align: right;">Base Type:</div>		
	District	Percentage							
	Water Dist	% 100							
PERMITS									
Date	Project Type	Notes							

		BUILDING SUB AREA DETAILS
		
		2023 BASE YEAR BUILDING VALUATION
		Year Built: Condition For Age: Physical: Functional: Economic: Temporary:

OWNER INFORMATION	SALES HISTORY	PICTURE	
SLED ROAD LLC 84 BOSTON ROAD NEWBURY, MA 01951	Date Book Page Type Price Grantor 05/13/2022 3792 54 U V 21 525,000 GST TAXABLE FAMILY 01/06/2020 3661 1398 U V 38 1 PIONTKOWSKI TRUST, CARL 10/07/2019 3649 1973 U V 48 1 PIONTKOWSKI 07/08/2002 2381 1258 U V 52 25,000 HANNAH DUSTON		
	LISTING HISTORY		NOTES
	10/05/22 KCVL V-SALE 07/21/17 KCVL 01/03/17 INSP MARKED FOR INSPECTION 08/26/08 MSHN 08/06/03 AMHR 10/01/02 SBF		SUBDIV APPRVL 10/08/1999; BUILDINGS BURNED; DURESS SALE/SUBDIV SINCE SALE; SEE CODE ENFORCEMENT FOR BLDG REQUIREMENTS

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes				
_____							BOSCAWEN ASSESSING OFFICE				
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features					Land				
2024	\$ 0	\$ 0					\$ 75,600				
							Parcel Total: \$ 75,600				
2025	\$ 0	\$ 0					\$ 75,600				
							Parcel Total: \$ 75,600				
2026	\$ 0	\$ 0					\$ 75,600				
							Parcel Total: \$ 75,600				

LAND VALUATION											LAST REVALUATION: 2023			
Zone: MRD Minimum Acreage: 0.23 Minimum Frontage: 100											Site: UND/CLR Driveway: UNDEVELOPED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.230 ac	140,000	D	90	68	100	90	95 -- MILD	100	73,300	0	N	73,300	
COM/IND	0.740 ac	x 3,500	X	100				90 -- ROLLING	100	2,300	0	N	2,300	
COM/IND	1.000 wf	x 100,000	X	100					0	0	0	N	0	WF
	0.970 ac									75,600			75,600	

PICTURE	OWNER		TAXABLE DISTRICTS		BUILDING DETAILS		
	SLED ROAD LLC		<u>District</u>	<u>Percentage</u>	Model:		
	84 BOSTON ROAD		Water Dist	% 100	Roof:		
	NEWBURY, MA 01951				Ext:		
		PERMITS			Int:		
	<u>Date</u>	<u>Project Type</u>	<u>Notes</u>		Floor:		
					Heat:		
					Bedrooms:	Baths:	Fixtures:
					Extra Kitchens:		Fireplaces:
					A/C:		Generators:
					Quality:		
					Com. Wall:		
					Stories:		
					Base Type:		

BUILDING SUB AREA DETAILS							

2023 BASE YEAR BUILDING VALUATION							
Year Built:							
Condition For Age:							
Physical:							
Functional:							
Economic:							
Temporary:							