

CITY OF NEWBURYPORT  
 CONSERVATION COMMISSION  
 60 PLEASANT STREET  
 NEWBURYPORT, MA 01950  
 978-465-4462

**Substantial Improvement Determination Form**

**This form and all attachments should be emailed in .pdf format to the Conservation Administrator at [igodtfredsen@cityofnewburyport.com](mailto:igodtfredsen@cityofnewburyport.com) with two paper copies delivered to the Planning Office at City Hall.**

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
  - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
  - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

*\*note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

**The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.**

Project Address: 3 MARSH STREET

Property Owner or Applicant: John & Beverly MURPHY

Name of Certified Appraiser/Contractor: MURPHY CONSTRUCTION CO., INC.

Phone number: 978-465-0381

Email address: BRETTE@MURPHYCONSTRUCTION.COM

Project Title/Description: Proposed 420<sup>th</sup> Bed Room & MASTER BATH Addition

Title and Date of Proposed Project Plans and Specifications used to determine values:  
MURPHY Residence Proposed Addition 4/30/2021

Signature of Certified Appraiser/Builder:  


Date: 6/2/2021

# Murphy Construction Co., Inc.

P. O. Box 1510  
Newburyport, MA 01950  
Phone: (978) 465-0381  
Fax: (978) 463-3695

John & Beverly Murphy  
Job: 3 MARSH STREET  
Sheet No. 1 of 4  
Date: June 2, 2021  
Scale: COST ESTIMATE

## 1) COST ESTIMATE & BREAKDOWN

\* 420 SF ADDITION - BED ROOM w/ FULL BATH 94500.-

\*\* CHANGE FULL BATH TO HALF 2800.-

RE ROOF EXISTING HOUSE 1850 @ 400./SF = 7400.-

\$104,500.-

\* INCLUDES MECHANICAL & ELECTRICAL

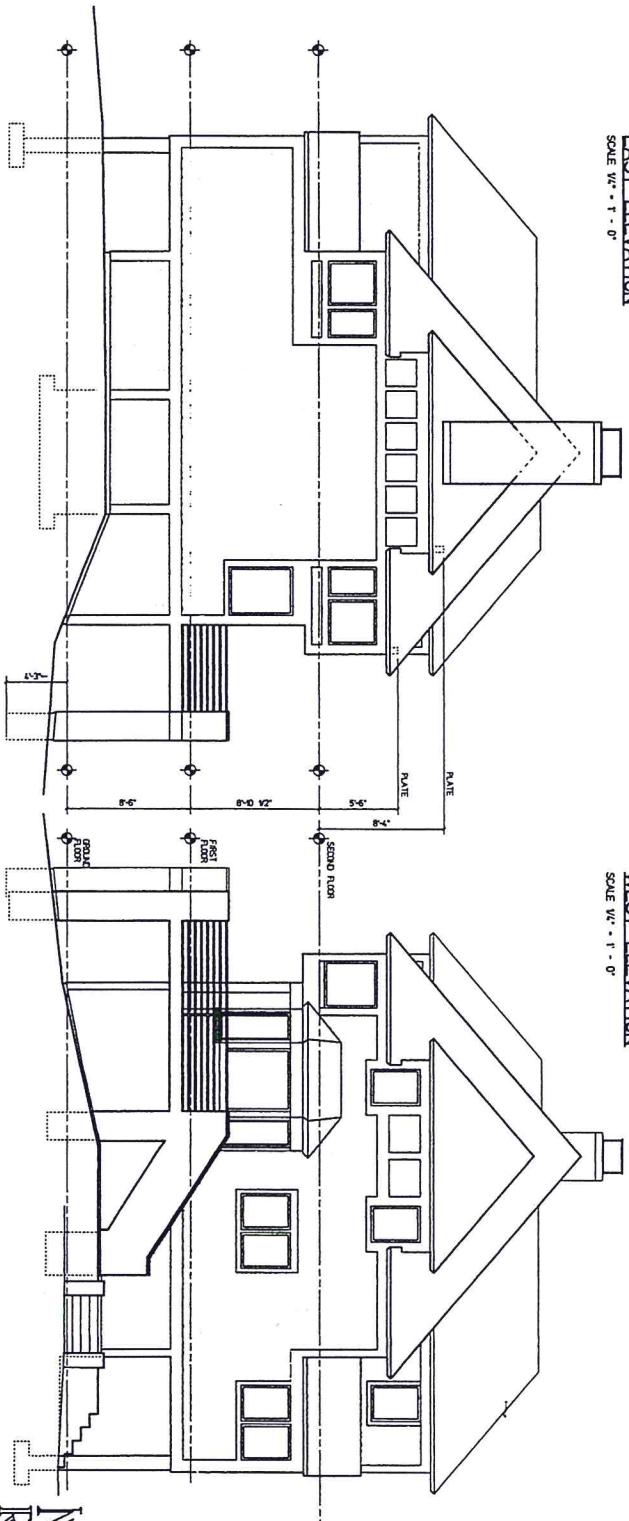
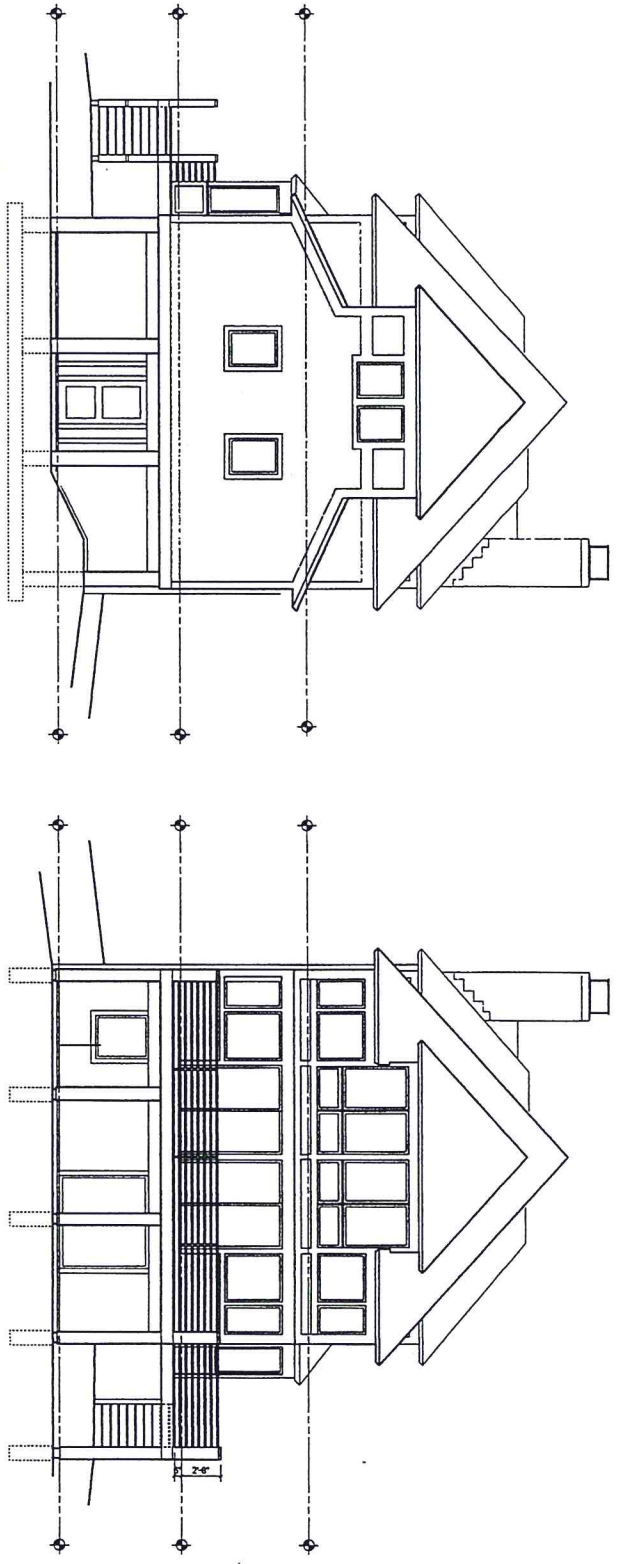
\*\* EXISTING BATH ROOM

## 2) REPLACEMENT COST OF EXISTING HOUSE

25.16<sup>SF</sup> @ 250./SF = \$629,000

3) CITY ASSESSMENT OF EXISTING HOUSE \$530,300.-





NORTH ELEVATION  
SCALE 1/8" = 1'-0"

EAST ELEVATION  
SCALE 1/8" = 1'-0"

SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

WEST ELEVATION  
SCALE 1/8" = 1'-0"



**TMS**  
 ARCHITECTS  
 30 PENNSAULT ST  
 PORTSMOUTH NH  
 02870-1241

**MURPHY**  
 RESIDENCE

3 MARSH STREET  
 PLUM ISLAND, NEWBURYPORNT. MASS.

Existing House  
 Feb. 20, 1996

### 3 MARSH ST

Location 3 MARSH ST

MBLU 75/72/11

Owner MURPHY JOHN P BEVERLY A TRS

Assessment \$988,200

PID 5043

Building Count 1

#### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$530,300	\$457,900	\$988,200

#### Owner of Record

Owner MURPHY JOHN P BEVERLY A TRS  
Co-Owner PLUM ISLAND RLTY TRUST  
Address PO BOX 1510  
NEWBURYPORT, MA 01950

Sale Price \$1  
Certificate  
Book & Page 08655/0404  
Sale Date 12/02/1986  
Instrument 1A

#### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MURPHY JOHN P BEVERLY A TRS	\$1		08655/0404	1A	12/02/1986
MURPHY JOHN P	\$0		6386/0607		08/26/1977

#### Building Information

##### Building 1 : Section 1

Year Built: 1977  
Living Area: 1,788

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Above Avg +10

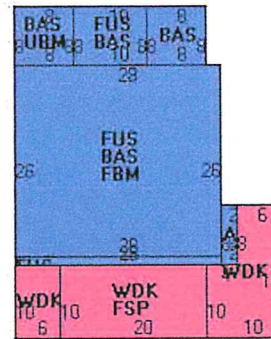
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Kitchen Grd	
Fndtn Cndtn	
Basement	

### Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPotos/\01\00\00\58.jpg>)

### Building Layout



([http://images.vgsi.com/photos/NewburyportMAPotos/Sketches/5043\\_52](http://images.vgsi.com/photos/NewburyportMAPotos/Sketches/5043_52))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	952	952	
FUS	Upper Story, Finished	836	836	
FBM	Basement, Finished	728	0	
FSP	Porch, Screened	200	0	
UBM	Basement, Unfinished	64	0	
WDK	Deck, Wood	408	0	
		3,188	1,788	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,500	1

### Land