



**MLS # 73414370 - New  
Single Family - Detached**

**57 Olive Street  
Methuen, MA 01844  
Essex County**

List Price: **\$429,000**

Style: **Cape**

Total Rooms: **9**

Color: **Yellow**

Bedrooms: **4**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Main Bath:

High School:

Fireplaces: **1**

Approx. Acres: **0.22 (9,583 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Directions: **East to Olive on the corner, driveway is on East Street**

**ATTENTION CONTRACTORS, INVESTORS, BUILDERS & DIY ENTHUSIASTS! This spacious Cape is brimming with potential and ready for a full interior renovation. Bring your vision and restore this home to its original charm and character. Featuring solid bones, classic period details, built-ins, and mostly wood flooring on the first level, the possibilities are endless. The main floor includes two generously sized bedrooms, a living room, dining room, kitchen, full bath and sunroom. Upstairs, you'll find the framework in place - the studs are up for two additional bedrooms, a full bath, and a potential office or nursery. A recently added dormer enhances the upper level's space and light. The walk-out lower level is partially finished and offers additional living space and storage. Outside, enjoy beautiful landscaping, a spacious driveway and a one-car garage. Located on one of the prettiest streets in town with easy access to highways, the Loop and NH. Look at photos for more info, Sold AS-IS.**

**Property Information**

Approx. Living Area Total: **2,418 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **1,964 SqFt**

Approx. Below Grade: **454 SqFt**

Living Area Disclosures:

Heat Zones: **Gas**

Cool Zones: **None**

Parking Spaces: **4 Off-Street**

Garage Spaces: **1 Under**

Disclosures: **Sold as-is - previous water damage in the home. Home needs extensive rehab. Dormer & roof are 4 years old. Buyer responsible for smoke cert.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>19X13</b>	<b>Ceiling Fan(s), Flooring - Hardwood, French Doors</b>
Dining Room:	<b>1</b>	<b>14X13</b>	<b>Ceiling Fan(s), Flooring - Hardwood</b>
Family Room:	<b>B</b>	<b>24X19</b>	<b>Fireplace, Flooring - Wall to Wall Carpet</b>
Kitchen:	<b>1</b>	<b>13X11</b>	<b>Flooring - Hardwood</b>
Main Bedroom:	<b>1</b>	<b>13X11</b>	<b>Flooring - Hardwood</b>
Bedroom 2:	<b>1</b>	<b>12X12</b>	<b>Flooring - Hardwood</b>
Bedroom 3:	<b>2</b>	<b>14X10</b>	<b>Flooring - Hardwood</b>
Bedroom 4:	<b>2</b>	<b>16X11</b>	<b>Flooring - Hardwood</b>
Bath 1:	<b>1</b>	<b>8X7</b>	<b>Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>2</b>	<b>11X7</b>	<b>-</b>
Laundry:	<b>B</b>		<b>-</b>
Office:	<b>2</b>	<b>11X8</b>	<b>-</b>
Sun Room:	<b>1</b>		<b>Ceiling Fan(s), Flooring - Hardwood</b>
Foyer:	<b>1</b>	<b>13X6</b>	<b>Flooring - Hardwood</b>

**Features**

Appliances: **Disposal, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Highway Access, House of Worship, Private School, Public School**

Basement: **Yes Full, Finished, Garage Access**

Beach: **No**

Construction: **Frame**

**Other Property Info**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features:

Year Built: **1930** Source: **Public Record**





Electric: **100 Amps**  
Exterior: **Clapboard**  
Exterior Features: **Professional Landscaping, Sprinkler System**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Concrete Block**  
Insulation: **Unknown**  
Interior Features: **Cable Available, French Doors, Internet Available - Fiber-Optic**  
Lot Description: **Corner**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

Year Built Description:  
**Approximate**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

#### Tax Information

Pin #:  
Assessed: **\$532,300**  
Tax: **\$5,631.73** Tax Year: **2025**  
Book: **16263** Page: **47**  
Cert:  
Zoning Code: **RC**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Foundation Brokerage Group**  (800) 983-1945  
Listing Agent: **The Nancy Dowling Team (978) 314-4003**  
Team Member(s): **Nancy A. Dowling**  (978) 314-4003  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agency:  
Showing: Buyer's Broker: **Lock Box,**  **Schedule with ShowingTime**  
Showing: Facilitator: **Lock Box,**  **Schedule with ShowingTime**  
Special Showing Instructions:

#### Firm Remarks

**Please send all offers to Nancydowlingre@gmail.com in one PDF. Not through DOTLOOP please. Offers due Monday 8/11 at 4 pm. Please make offers good until Wednesday 8/13 at noon. Home is sold as-is, seller makes no warranties or representations. Buyer responsible for smoke cert.**

#### Market Information

Listing Date: <b>8/6/2025</b>	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of <b>0</b> day(s)	Office Market Time: Office has listed this property for <b>0</b> day(s)
Expiration Date: <b>2/6/2026</b>	Cash Paid for Upgrades:
Original Price: <b>\$429,000</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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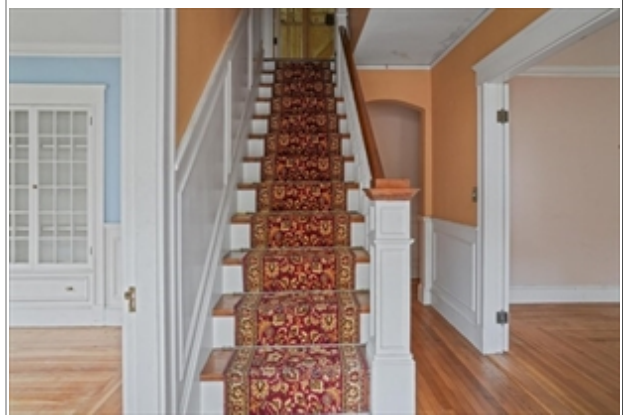
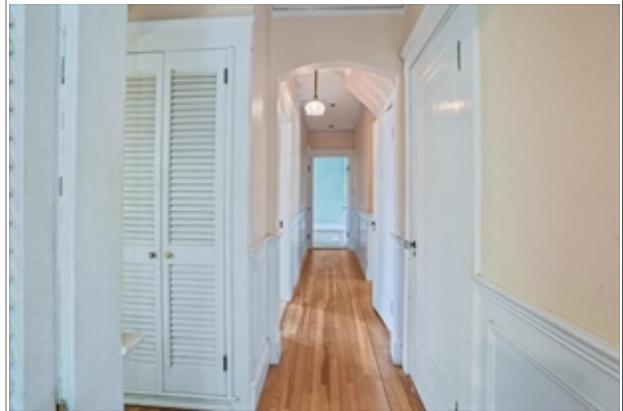
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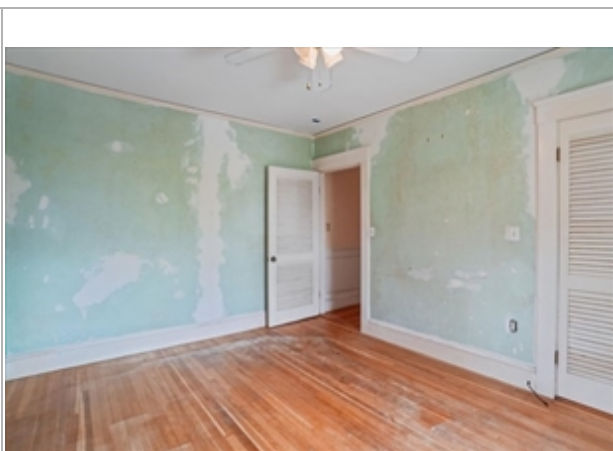
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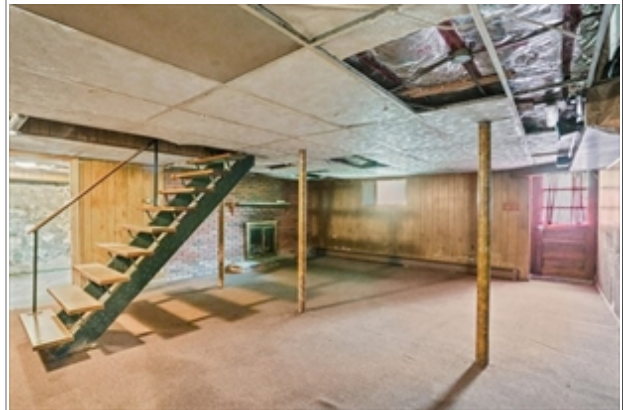
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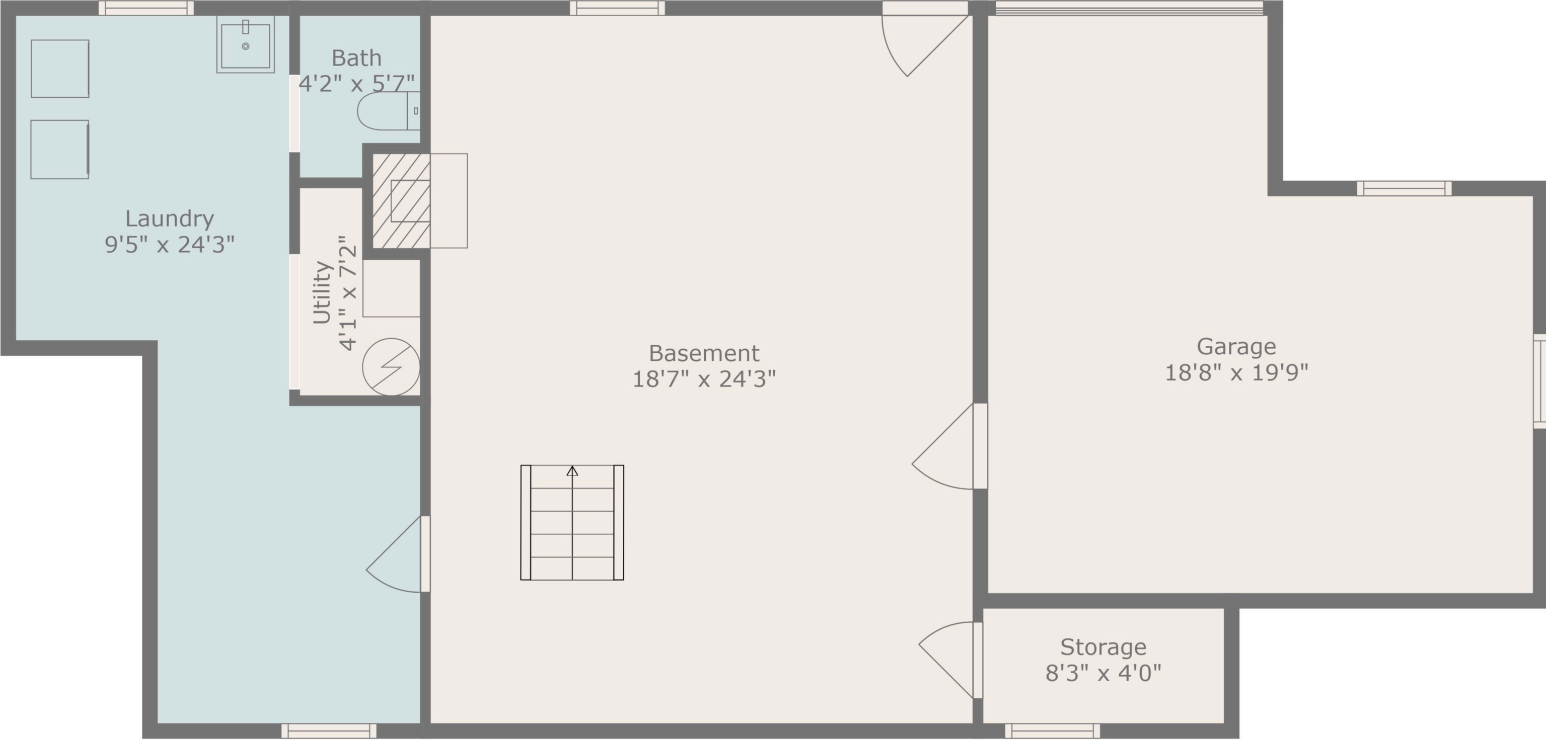
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Floor Plan Created By Cubicasa App, Measurements Deemed Highly Reliable But Not Guaranteed.

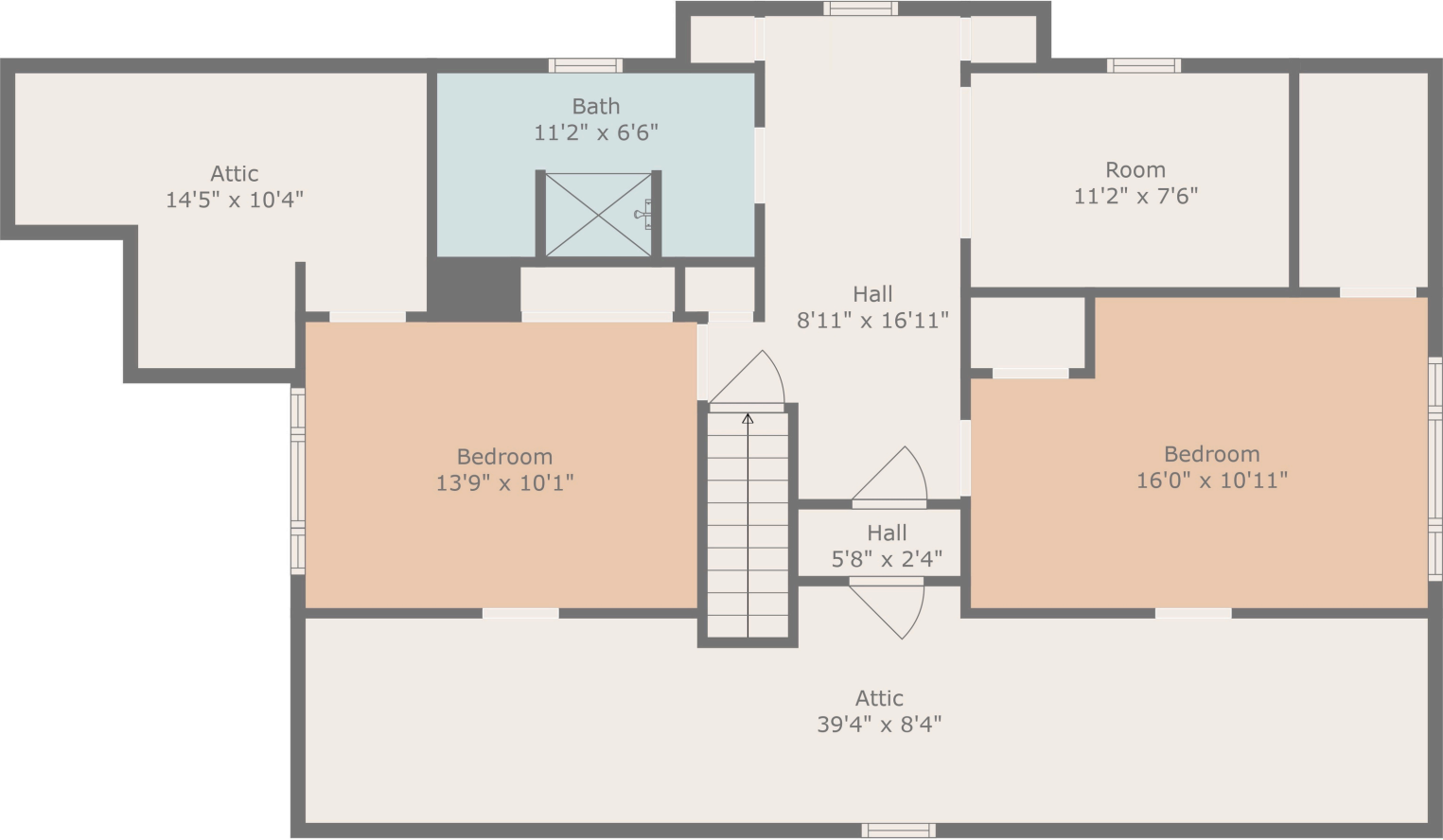






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### **QUITCLAIM DEED**

Know all persons by these presents that:

I, James A. Beagan, of 57 Olive Street, Methuen, MA for consideration of less than \$100.00, grant to:

James A. Beagan, Trustee of the James Beagan Revocable Trust dated April 9, 2020, and any amendments thereto; whose address is 57 Olive Street, Methuen, MA 01844;

#### **With Quitclaim Covenants**

The land and buildings thereon, at 57 Olive Street, Methuen, MA 01844 and bounded and described more particularly in Rider A attached hereto and incorporated herein by reference.

**[NO TITLE SEARCH WAS CONDUCTED PRIOR TO THIS TRANSFER]**


A Trust Certificate is recorded in the Essex North Registry of Deeds just prior hereto.



**Property address:** 57 Olive Street, Methuen, MA 01844

Executed as a sealed instrument, under pains and penalty of perjury, on this day,  
April 9, 2020.

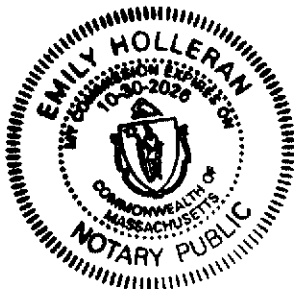
James A. Beagan  
James A. Beagan

  
Witness: Andrew Hassey  
54 Stiles Road  
Suite 205B  
Salem, NH 03079

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss.  
COUNTY OF ESSEX )

On April 9, 2020, before me, the undersigned notary public personally appeared James A. Beagan who proved to me through satisfactory evidence of identification by producing driver's license to be the persons who signed the preceding or attached document in my presence, and who under the pains and penalty of perjury swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Before me,  
[Seal]



*Emily Holleran*  
Notary Public: Emily Holleran

**RIDER A**

PROPERTY ADDRESS: 57 Olive Street, Methuen, MA 01844

Being the same premises transferred to Grantor herein by Deed, recorded on August 22, 2001 at Book 6325 Page 2 at the Essex North Registry of Deeds.

# Unofficial Property Record Card - Methuen, MA

## General Property Data

Parcel ID	914-98-51	Account Number	12789
Prior Parcel ID	--		
Property Owner	BEAGAN JAMES A TR	Property Location	57 OLIVE ST
	JAMES A BEAGAN REVOCABLE TRUST	Property Use	One Family
Mailing Address	57 OLIVE ST	Most Recent Sale Date	4/14/2020
		Legal Reference	16263-47
City	METHUEN	Grantor	BEAGAN JAMES A
Mailing State	MA	Sale Price	100
Zip	01844-7530	Land Area	0.222 acres
ParcelZoning	RC		

## Current Property Assessment

Card 1 Value	Building Value	326,100	Xtra Features Value	0	Land Value	206,200	Total Value	532,300
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## Building Description

Building Style	Cape	Foundation Type	Brick/Stone	Flooring Type	Hardwood
# of Living Units	1	Frame Type	Wood	Basement Floor	Concrete
Year Built	1930	Roof Structure	Gable	Heating Type	Forced H/W
Building Grade	Average (+)	Roof Cover	Asphalt Shgl	Heating Fuel	Gas
Building Condition	Average	Siding	Wood Shingle	Air Conditioning	0%
Finished Area (SF)	2835.5	Interior Walls	Plaster	# of Bsmt Garages	1
Number Rooms	10	# of Bedrooms	6	# of Full Baths	2
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

## Legal Description

## Narrative Description of Property

This property contains 0.222 acres of land mainly classified as One Family with a(n) Cape style building, built about 1930 , having Wood Shingle exterior and Asphalt Shgl roof cover, with 1 unit(s), 10 room(s), 6 bedroom(s), 2 bath(s), 0 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

## PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

### Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

☐ Lead Inspection Report; ☐ Risk Assessment Report; ☐ Letter of Interim Control; ☐ Letter of Compliance

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) ☐ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) ☐ Purchaser or lessee purchaser has received no documents.

(e) ☐ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) ☐ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(g) ☒ Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) ☐ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Jane A. Beggs Date 7/17/25

Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Agent Nancy Bowling Date 7/17/25

Agent \_\_\_\_\_ Date \_\_\_\_\_

Address of Property

57 Olive St Methuen MA 01844

# nice to meet you



*Foundation Brokerage Group is an award-winning team of real estate professionals providing home sellers and buyers throughout Massachusetts, New Hampshire And Maine with extraordinary real estate experience for over 23 years.*

*With our in-depth market knowledge, time-saving technology, extensive marketing strategies, progressive & forward thinking you can count on Foundation Brokerage Group to guide you through one of life's most important decisions.*

## LET'S CONNECT

Nancy Dowling, REALTOR®



978.314.4003



NancyDowlingRE@gmail.com



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