

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KELLY ERICAR ROMAN JENNIFER R 2 KNOLL RD			2	Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
LYNNFIELD MA 01940						RESIDENTL	1040	828,700	828,700		
						RES LND	1040	740,700	740,700		
SUPPLEMENTAL DATA											
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281636_791894						Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#					
								Total	1,569,400	1,569,400	

VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KELLY ERICAR ROMAN ADAM E JR & BRANCATO FRANK J							1597 00427 00355	864 0509 0563	10-06-2021 04-19-1985 04-01-1978	U Q	I I	1 143,700 0	1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1040 1040	828,700 740,700	2022	1040 1040	494,800 695,300	2021	1040 1040	494,800 604,700	
													Total	1,569,400	Total	1,190,100	Total	1,099,500				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total				0.00													

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B		Tracing		Batch							
SCHS													
NOTES													
2-FAM LOT 20 EDG EST CF 80 2 HLF BTHS XFIX (1)													
								Appraised Bldg. Value (Card)				827,300	
								Appraised Xf (B) Value (Bldg)				0	
								Appraised Ob (B) Value (Bldg)				1,400	
								Appraised Land Value (Bldg)				740,700	
								Special Land Value				0	
								Total Appraised Parcel Value				1,569,400	
								Valuation Method				C	
								Total Appraised Parcel Value				1,569,400	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
721-2021	05-20-2022	CO	CO ISSUED			0				06-06-2022	LS			11	Field Review
2021-721	04-13-2021	RA	Res Add/Alter	350,000				ADD GAR/DBR; REMODEL 2		03-02-2022	EH			01	Cyclical Reinspection
2018-454	03-30-2018	RA	Res Add/Alter	500		0		REPLACE FRONT STEP		09-13-2019	EP			01	Cyclical Reinspection
2013-345	04-18-2013	RA	Res Add/Alter					MINOR ALTS		05-22-2017	PH			11	Field Review
2012-319	03-29-2012	RA	Res Add/Alter					NEW KITCHEN		07-10-2014	EP			01	Cyclical Reinspection
										06-23-2014	SER			11	Field Review
										11-15-2011	DM			11	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit P	Land Value
1	1040	TWO FAMILY	R20		21,780 SF	13.88	1.00000	5	1.00	0053	2.450				34.01	740,700
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			740,700

