

**PROPERTY LOCATION**  
 No 64 All No HARRISON AVE, WAKEFIELD  
 Direction/Street/City

**OWNERSHIP**  
 Owner FANTASIA ANDREW W  
 Owner FANTASIA PAIGE A  
 Owner 64 HARRISON AVE  
 Street  
 Twn/Cit: WAKEFIELD  
 S/Prov MA Cntr  
 Postal: 01860

**PREVIOUS OWNER**  
 Owner BRAMAC DEVELOPMENT TRUST -  
 Street 469 MAIN ST  
 Twn/Cit: STONEHAM  
 S/Prov MA Cntr  
 Postal: 02180

**NARRATIVE DESCRIPTION**  
 This Parcel contains .645 Acres of land mainly classified as ONE FAM with a(n) SPLTT/BI LEV Building Built about 2002, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 2 3/4 Baths, 0 Rooms, and 0 Bd  
**OTHER ASSESSMENTS**

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	438,500	600	0.645	231,300	670,400
Total Card	438,500	600	0.645	231,300	670,400
Total Parcel	438,500	600	0.645	231,300	670,400

Source: Market Adj Co Total Value per SQ unit /Car: 198.11 /Parcel: 198.11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Value	Total Value	Asses'd Value	Notes
2007	101	EX	438,500	600	.645	231,300	670,400	670,400	YEAR END ROLL
2006	101	FV	438,500	600	.645	231,300	670,400	670,400	YEAR END ROLL
2005	101	FV	416,400	600	.645	218,100	635,100	635,100	YEAR END ROLL
2004	101	PREL	353,200	0	.803	181,300	534,500	534,500	Year End Roll
2004	101	CNVS	375,300	0	.645	176,800	551,900	551,900	conv
2003	101	FV	353,200	0	.803	181,300	534,500	534,500	Year End Roll
2003	101	FV	194,300	0	.803	181,300	375,600	375,600	Year End Roll

**SALES INFORMATION**

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value
BRAMAC DEVELOP	41364-405		11/5/2001		670000	No	No		
BUONOPANE JR, D	28750-361		6/24/1981		235000	No	No		
FARAGI	09324-0463		2/19/1951		0	No	No		

**PAT ACCT.**

Date	Result	By	Name
7/10/2003	PERMIT VISIT		KEN MUSE
5/6/2002	PERMIT VISIT		KEN MUSE
4/30/2002	PERMIT VISIT		KEN MUSE
3/8/2000	UNOCCUPIED		KEN MUSE
1/20/1985		JR	CONVERSION

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Cod	F. Descrp	Comment
1/29/2002	2002-0032	NEW CON	210,000	C	7/10/2003			FY03=55%
6/28/2001	26247	RAZED	10,000	C	7/10/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/10/2003	PERMIT VISIT		KEN MUSE
5/6/2002	PERMIT VISIT		KEN MUSE
4/30/2002	PERMIT VISIT		KEN MUSE
3/8/2000	UNOCCUPIED		KEN MUSE
1/20/1985		JR	CONVERSION

**PROPERTY FACTORS**  
 File Code Z SR SINGLE 100  
 Item Cod U  
 Descrp  
 Census: 1  
 Flood Haz: xmp  
 Topo  
 Street  
 Traffic

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC	No of Units	Depth / Price Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt	%	Spec	J	Code	Fact	Use Value	Notes
101	ONE FAM	1.0	28091		SITE		1.0	0	0.691		EA								231,303							231,300	SEE PLAN 1127-

**VERIFICATION OF VISIT NOT DA**

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