



David Grishman, Vice Chair
Mary Ellen Fletcher
Katie Phelan
Peter A. Spellios

*Select Board Regular Session Minutes
Swampscott High School
200 Essex Street, Room B129
June 26, 2023 6:00 PM*

Received by Town Clerk

July 18, 2023, 3:33pm

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SELECT BOARD MEMBERS PRESENT: DAVID GRISHMAN, MARY ELLEN FLETCHER, KATIE PHELAN, PETER SPELLIOS, DOUG THOMPSON

MEMBERS ABSENT: NONE

OTHER TOWN OFFICIALS PRESENT: SEAN FITZGERALD, TOWN ADMINISTRATOR, AMY SARRO, DIRECTOR OF FINANCE & ADMINISTRATION, MARZIE GALAZKA, DIRECTOR OF COMMUNITY DEVELOPMENT, EARTH REMOVAL ADVISORY COMMITTEE REPRESENTATIVES: JOSEPH MARKARIAN, CHAIR, GARY BARDEN, TONIA BANDROWICZ, JOHN PICARIELLO; SWAMPSCOTT CONTRIBUTORY RETIREMENT REPRESENTATIVES: NANCY LORD, JOHN BEHAN, VICE CHAIR, ROBERT POWELL AND AMY SARRO; CAPT. JOSEPH KABLE, LT. MICHAEL FRAYLER, ACTNG-SGT. JONATHAN LOCKE, SWAMPSCOTT POLICE DEPT., GINO CRESTA, DIRECTOR, DPW, CHIEF GRAHAM ARCHER, FIRE DEPT., ERIC HARTMAN, CHAIR, FINANCE COMM.

OTHERS: HOLCIM-NEER, INC. REPRESENTATIVES: ATTY. AARON ROSENBERG, TANYA TAYLOR & CHRIS DRUCAS

MR. GRISHMAN: DISCUSSED THE RACIST WORDS WRITTEN ON THE PLAYGROUND LAST WEEK IN CHALK. MR. SPELLIOS SPOKE OF THE JUNETEENTH CELEBRATION ON TOWN HALL LAWN AND REVEREND ANDRE BENNETT, YOUTH PASTOR, ZION TEMPLE HOLY CHURCH, AND HIS COMMENTS, SHOWING HIS JUNETEENTH SPEECH.

A. TOWN ADMINISTRATOR'S REPORT:

- i. DISCUSSED HAVING TO ADDRESS HATE CRIME ISSUES, INCLUDING LAST WEEK'S EVENT. THE TOWN CELEBRATED JUNETEENTH & PRIDE MONTH. I FEEL AS A TOWN THAT WE'RE MAKING GOOD DECISIONS & GREAT INVESTMENTS IN THE COMMUNITY.
- ii. THE LIST OF BUILDINGS OVER 100 YEARS OLD IS ATTACHED.
- iii. SPOKE ABOUT MUNICIPAL TAXES, BRINGING FINANCIAL STABILITY TO SWAMPSCOTT AT THE STATE OF THE REGION ADDRESS IN NAHANT.
- iv. THE FINANCE TEAM IS LOOKING AT SOME EXPENDITURES THAT HAVE GONE OVER. SOME DEPARTMENTS WILL END THE YEAR IN THE RED, OTHERS IN THE BLACK, LEAVING SOME TAILINGS TO BE TRANSFERRED.
- v. DPW HAS HIRED 5 SEASONAL EMPLOYEES, PLANTED 1000s OF GERANIUMS AROUND TOWN AND PAINTED CROSSWALKS WITH THE PRIDE FLAG COLORS.
- vi. SENIOR CENTER HAS STARTED COMPOSTING, THE HEALTH DEPT. TRAINED OLDER ADULTS ON NARCOTIC USE AND, WITH JOE DOUILLETTE'S HELP, ARE ARRANGING FOLLOW-UP SESSIONS TO THE CARING FOR CAREGIVERS CONFERENCE BY USING RECORDINGS FOR A "CREATING AN AGING" PLAN. LASTLY, VSO MIKE SWEENEY HAS STARTED A MONTHLY VETERAN'S GROUP AT THE SENIOR CENTER ON THE 2ND WEDNESDAY OF THE MONTH, AT 10:00 A.M. & HOLDS OFFICE HOURS EVERY THURSDAY FROM 11:00 – 1:00 P.M.
- vii. AFTER THE ACQUISITION OF 12-24 PINE ST., THE TOWN WILL HAVE \$2MM REMAINING IN ARPA FUNDS.
- viii. RECREATION HAS BEEN BUSY. THEY COORDINATED BOTH PRIDE & JUNETEENTH AND AN AMAZING STRAWBERRY FESTIVAL YESTERDAY. IT'S GREAT TO SEE PEOPLE GETTING OUT. WE'RE PLANNING A BIG HUMPHREY ST. BLOCK PARTY IN AUGUST AND ARE PLANNING MORE EVENTS FOR THE FALL. WE ARE HOPING TO BUILD COMMUNITY AND GET PEOPLE OUT & ENGAGED.
- ix. THE BUILDING DEPT. HAS ALSO BEEN BUSY ISSUING PERMITS & CONDUCTING INSPECTIONS.
- x. THE POLICE DEPT. IS REPLACING ITS PISTOLS. LT. FRAYLEY IS THE ARMORER. FIREARMS ARE TURNED IN FOR A SMALL CREDIT TOWARD NEW FIREARMS.
- xi. FIRE HAS BEEN BUSY WITH THE PROMOTIONAL PROCESS. THERE ARE A NUMBER OF CANDIDATES FOR A CAPTAIN'S VACANCY AND THEY'RE IN THE FIRST ROUND OF HIRING FOR A NEW ADMINISTRATIVE ASSISTANT POSITION.

- xii. I'M IN THE PROCESS OF CONDUCTING DEPARTMENT HEAD EVALUATIONS AND GOAL SETTING.
- xiii. MAX KASPER SENT A LIST OF CAPITAL NEEDS FOR ALL SCHOOL BUILDINGS. I WILL INVITE MR. KASPER AND BUILDING COMMISSIONER CUMMINGS TO A MEETING IF THE BOARD WANTS TO DISCUSS THESE FURTHER.
- xiv. IF WE DON'T COMPLY WITH THE MBTA'S 3A ZONING, THE TOWN WILL LOSE THE HOUSING CHOICE GRANT, THE MASSWORKS GRANT AS WELL AS LOCAL FUNDING FOR THE HOUSING AUTHORITY.
- xv. MICHAEL BRISON STARTED LAST WEEK AS THE ASSISTANT TOWN CLERK AND IS WORKING WITH JARED LALIBERTE IN COMPILING THE LAST 10 YEARS OF TOWN REPORTS.
- xvi. THE ASSESSOR'S OFFICE IS IN THE PROCESS OF UPGRADING PATRIOT PROPERTY SOFTWARE.
- xvii. I'VE BEEN WORKING WITH LYNN MAYOR NICHOLSON FOR FUNDING FOR KING'S BEACH. WE'RE SEEKING \$20M FOR A UV DISINFECTION SYSTEM.

Ms. FLETCHER: 1) THE SENIOR CENTER KITCHEN PROJECT HAD TO BE REBID. THEY'RE TRYING TO GET OFF OF FOSSIL FUELS AND HAD TO REDESIGN THE ELECTRICAL WORK. ANOTHER RFP SHOULD BE ISSUED AND SHE WOULD LIKE REAL DATES AS SHE IS THE LIAISON. 2) IS RECREATION WORKING WITH BUSINESSES ALONG HUMPHREY ST.? TA FITZGERALD: YES ALONG WITH COMMUNITY DEVELOPMENT. 3) WHERE IS THE POLICE DEPT. ON HIRING? TA FITZGERALD: AS SOON AS THE CHIEF BRINGS FORTH ALL OF THE NAMES, WE WILL SIT DOWN WITH THE CANDIDATES. I'VE BEEN WORKING WITH THE CHIEF ON PROMOTIONS AS WELL. 4) ARE WE STILL HAVING A PUBLIC MEETING IN JULY REGARDING KING'S BEACH? MR. GRISHMAN: YES.

Mr. SPELLIOS: GRATEFUL TO TOWN MEETING FOR APPROVING NEW FIREARMS BUT WOULD LIKE TO SEE FIREARMS DESTROYED RATHER THAN TURNED IN. TA FITZGERALD WILL WORK WITH THE CHIEF AND IMPLEMENT THAT POLICY.

B. PUBLIC COMMENTS: LIZ SMITH, PRECINCT 3: ASKED FOR CLARITY RE: BOARDS & COMMITTEES. SHE IS DISAPPOINTED SHE COULDN'T TALK TO ANYONE AS SHE WAS TOLD THE VACANCY HAD BEEN FILLED.

C. NEW AND OLD BUSINESS *(POSSIBLE ACTION/VOTES OF THE BOARD)*

1. 7:00 P.M. – JOINT MEETING/PUBLIC HEARING WITH EARTH REMOVAL ADVISORY COMMITTEE RE: HOLCIM-NER (AGGREGATE INDUSTRIES – NORTHEAST REGION) ANNUAL EARTH REMOVAL PERMIT:

UPON **MOTION**, DULY MADE BY DOUGLAS THOMPSON, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED** TO CONTINUE THE PUBLIC HEARING FROM JUNE 7, 2023 AT 7:08PM: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

MR. GRISHMAN TO AGGREGATE: THE BOARD IS GOING TO RECOMMEND EXTENDING THE CURRENT PERMIT 90 DAYS TO SEPTEMBER 20TH.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED** TO EXTEND HOLCIM-NER INC'S EXISTING 2022 PERMIT AND THE PUBLIC HEARING TO SEPT. 20, 2023: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

2. 7:30 P.M. – JOINT MEETING WITH CONTRIBUTORY RETIREMENT: MR. BEHAN, VICE-CHAIR, OPENED THE SWAMPSCOTT CONTRIBUTORY RETIREMENT MEETING. MS. SARRO: \$860,000 ESTIMATED FUTURE VALUE TO THE FUNDING SCHEDULE IN 2031. DECISIONS ARE MADE IN TOWN THAT IMPACT MANY YEARS AND DECADES AND IT IS IMPORTANT TO KEEP THAT IN MIND. THE BUDGET CAN GROW ROUGHLY 2.5% ANNUALLY. SHE DOESN'T FEEL THIS FITS IN WITH THE TOWN'S FINANCIAL POLICIES. THE MMA IS NOT IN FAVOR OF THIS AS IT IS ADDING AN UNDUE BURDEN. COMMUNITIES THAT DO NOT HAVE FINANCIAL POLICIES ARE ALSO STRUGGLING.

Mr. THOMPSON: WE'RE NOT JUST TALKING ABOUT A NUMBER BUT ALSO ABOUT THE PEOPLE WHO WORKED FOR THE TOWN, HELPED TO BUILD IT AND AREN'T ELIGIBLE FOR SOCIAL SECURITY, WHICH PROVIDED AN 8% INCREASE IN THIS SAME TIME PERIOD. MANY OF THE PEOPLE HAVE PENSIONS OF \$14,000. THIS ISN'T A LOT OF MONEY, POSSIBLY \$10-\$20 PER MONTH. THE \$860,000 AMOUNTS TO A \$42 INCREASE PER TAXPAYER. HE URGES THE BOARD TO CONSIDER THIS.

Ms. FLETCHER: RESEARCHED THE DATA AND SPOKE TO RETIREES. WE HAVE \$150M IN UNFUNDED LIABILITY. ADDING \$860K TO THE END IS DIFFICULT AS SHE IS CONSERVATIVE FINANCIALLY. SHE WOULD LIKE TO DO A NEEDS TEST AND LOOK AT THE RETIREES WHO WORKED 30-40 YEARS AGO AND USE ARPA FUNDS FOR A ONE-TIME DISBURSEMENT AND ASKED THAT THE BOARD CONSIDER SOME DIFFERENT IDEAS. **Ms. SARRO:** THE MONTHLY DIFFERENCE IS \$23.33/MONTH/RETIREE FOR THE EXTRA 2%.

Mr. HARTMAN, FIN COM CHAIR: FIVE FINANCE COMMITTEE MEMBERS MET LAST WEEK. THERE WERE TWO SUPPORTING, THREE EITHER NOT SUPPORTING OR LEANING TOWARD NOT SUPPORTING AND A SIXTH WHO EMAILED HIM AND SAID HE'S NOT IN SUPPORT. FISCAL 25 & 26 SHOW FUTURE FORECASTS OF LOST REVENUES.

THERE WAS A DISCUSSION ABOUT THE HISTORY OF PENSIONS AND THE UNFUNDED LIABILITY - EMPLOYEES PAID INTO RETIREMENT IN THE 1980S AND MASS. WAS THE LAST STATE TO HAVE A FUNDING SCHEDULE. **Mr. BEHAN** FEELS USING ARPA FUNDS IS WORTHY OF EXPLORING.

Mr. THOMPSON: IT'S A DIFFERENT SITUATION FROM CONTRACT NEGOTIATIONS. RETIREES ARE ON A FIXED INCOME AND NOT ALL OF THEM CAN WORK TO EARN ADDITIONAL INCOME.

TA FITZGERALD: DISCUSSED OTHER FINANCIAL ISSUES FACING THE TOWN INCLUDING HEALTH CARE COSTS, WHICH HAVE INCREASED BY 22%. HE WILL WORK WITH THE RETIREMENT BOARD TO FIND BETTER HEALTH CARE FOR RETIREES, FIND BETTER SERVICES, PERHAPS USE ARPA FUNDS AND FEELS WE CAN DO SOMETHING BETTER.

Mr. BEHAN: TA FITZGERALD COULD'VE ATTENDED CONTRIBUTORY RETIREMENT BOARD MEETINGS, WE ALL LOVE THE TOWN AND ARE TRYING TO GET THE BEST VALUE FOR OUR TAXPAYERS. WE HAVE \$78M+ IN THE PORTFOLIO AND ARE IN THE TOP 12 OF ALL PENSIONS. HE FEELS THIS IS A SMALL AMOUNT OF MONEY, GIVE THEIR PORTFOLIO. PEOPLE COME HERE FOR THE SERVICES. HE FEELS PEOPLE AREN'T COMING OR THEY'RE LEAVING. **SPEAKING TO Ms. FLETCHER:** YOU COME TO THE MEETINGS AND HAVE GOOD CONVERSATIONS. **TO Mr. THOMPSON:** IT'S COMPLEX, WE CAN WORK WITH FIN COM. WE'RE UNDER PRESSURE AND STARTED THIS IN JANUARY. **TO Ms. SARRO:** SHE'S UNDER THE DIRECTION OF THE TOWN ADMINISTRATOR. THE MAJORITY OF THE BOARD, FOUR OUT OF FIVE, BELIEVE THIS IS THE VEHICLE. RETIREES HAVE EARNED THIS AND DESERVE IT. NOT ALL RETIREES CAN GO BACK TO WORK.

UPON **MOTION**, DULY MADE BY DOUG THOMPSON, SECONDED BY MARY ELLEN FLETCHER, IT WAS **VOTED** TO REJECT THE CONTRIBUTORY RETIREMENT BOARD'S RECOMMENDATION TO INCREASE COLA AN ADDITIONAL 2%: ALL IN FAVOR: 1 (D THOMPSON). ANY OPPOSED: (FLETCHER, GRISHMAN, PHELAN, SPELLIOS) **MOTION FAILS.**

UPON **MOTION**, DULY MADE BY ROBERT POWELL, SECONDED BY AMY SARRO, IT WAS **VOTED** TO ADJOURN THE CONTRIBUTORY RETIREMENT BOARD'S MEETING AT 8:36 PM: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

- 3. PEDESTRIAN SAFETY & TRAFFIC UPDATES:** CAPT. JOSEPH KABLE, LT. FRAYLER AND LT. LOYTE ARE HERE TONIGHT TO DISCUSS THE POLICE DEPT.'S TRAFFIC ENFORCEMENT AND PEDESTRIAN SAFETY. DISCUSSED ENGINEERING SOLUTIONS WHICH CREATE "SELF-ENFORCING" ROADWAYS TO ENCOURAGE DRIVERS TO ADOPT SPEEDS APPROPRIATE FOR THE ROADWAY, RELIEVE CONGESTION, ENCOURAGE OTHER MEANS OF TRANSPORTATION. ENGINEERING SOLUTIONS INCLUDE THE USE OF SPEED HUMPS (OR PILLOWS). BOSTON IS GOING TO PUT SPEED HUMPS ON EVERY ELIGIBLE STREET IN THE NEXT 3-YEARS. THEY ELIMINATE THE NEED FOR EXCESSIVE STOP SIGNS, WHICH SOME DRIVERS ROLL THROUGH. INTERSECTION DESIGN, INCLUDING ELIMINATION OF SLIP LANES, ROUNDED/WIDENED INTERSECTIONS, OPTION TO TURN ON RED IN SOME INTERSECTIONS, REMOVAL OF UNSAFE CROSSWALKS, FLASHING BEACONS, RAISED CROSSWALKS, TRAFFIC CAMERAS, VISIBILITY ENHANCEMENTS. EFFORTS ARE MADE TO EDUCATE VULNERABLE POPULATIONS — YOUNG & ELDERLY; PEDESTRIANS HAVE MORE TO DO WITH THEIR OWN SAFETY THAN THEY REALIZE. EFFORTS TOWARD PEDESTRIAN EDUCATION (SEE SLIDE). DISCUSSED HAVING THE GIRL SCOUTS PAINT SIGNS AT CROSSWALKS TO ASSIST PEDESTRIANS. IN HIS OPINION, ENGINEERING IS THE SOLUTION.

Mr. THOMPSON APPRECIATES THE EXTREME THOROUGHNESS AND ASKED ABOUT SPEED TABLES ON STETSON. **CAPT. KABLE:** THERE ARE TEMPORARY ONES NOW TO SEE HOW THEY WORK AND WILL BE ENGAGING A TRAFFIC ENGINEER. **Mr. SPELLIOS**

ASKED WHY AN ENGINEER HASN'T ALREADY BEEN ENGAGED. THERE WAS A DISCUSSION ABOUT HOW THE TOWN IS GOING TO SOLVE THE PROBLEM OF TRAFFIC AND PEDESTRIAN SAFETY AND COMING BEFORE THE SELECT BOARD WITH IDEAS. MS. PHELAN FEELS THERE IS A PROBLEM BECAUSE THERE'S A NEIGHBORHOOD SITTING HERE SAYING WE HAVE AN ENFORCEMENT PROBLEM. WE NEED TO COMMUNICATE BETTER. MR. THOMPSON: HOW MANY SPEED TABLES DO WE HAVE ON HAND? MR. CRESTA: WE HAVE 2 LEFT WHICH TA FITZGERALD WILL HAVE INSTALLED AT PUBLIC SAFETY'S RECOMMENDATION.

PHILLIPS BEACH PARKING: ACTING-SGT JON LOYTE: THE TRAFFIC SAFETY ADVISORY COMMITTEE RECOMMENDS ONE-SIDED PARKING (ALTERNATING SIDES EVERY YEAR) ON OCEAN, BRADLEY & SHEPARD AND AN INCREASE IN THE PARKING VIOLATION FEE FROM \$25 TO \$50. THE FEEL THAT, BASED ON THE FLOW OF THESE STREETS, THEY'RE WIDE ENOUGH. FIRE CHIEF ARCHER APPROVED THIS AS WELL. WHAT IS THE STANDARD THAT SOMEONE HAS TO PARK FROM A CURB CUT/DRIVEWAYS? CAPT. KABLE: WE LOOK TO SEE IF SOMEONE CAN GET OUT OF THE DRIVEWAY. MR. SPELLIOS HAS CONCERNS ABOUT SIGHT LINES AND WOULD LIKE TO KNOW IF THERE'S AN ESTABLISHED ENGINEERING SOLUTION. MS. FLETCHER HAS NEVER HEARD THAT THERE IS A PROBLEM WITH PARKING AT THE BEACH. MR. GRISHMAN HAS HEARD FROM RESIDENTS THAT IT IS PROBLEMATIC, ESPECIALLY IN THE AFTERNOON. THERE'S NOT ENOUGH PARKING TO ACCOMMODATE ALL OF THE RECREATION STICKERS ON WEEKENDS IN THE SUMMER. MS. GALAZKA: WE WOULD GAIN 137 SPACES ON THE ODD SIDE AND 103 ON THE EVEN SIDE. CAPT. KABLE: SPACES AREN'T MARKED BUT HE ESTIMATES THAT THIS WOULD DOUBLE THE AMOUNT OF PARKING. MR. SPELLIOS IS INCLINED TO SUPPORT ADDITIONAL PARKING BUT NOT UNTIL IT'S IMPLEMENTED IN A WAY THAT IT CAN BE DONE SAFELY AND FEELS THIS SHOULD COME BACK TO THE BOARD. MR. GRISHMAN HAS RECEIVED EMAILS IN SUPPORT AND AGAINST THIS.

PUBLIC COMMENTS: BARRY KRAFT, BLODGETT AVE.: WE'VE LOOKED AT THE DATA INCLUDING THE NUMBER OF PARKING SPACES THERE NOW, HOW MANY WILL BE ADDED AND HOW MANY TICKETS HAVE BEEN ISSUED. HOW MANY ARE NON-RESIDENTS? IS THIS FOR RESIDENTS OR NON-RESIDENTS? 65-70% OF TICKETS ARE ISSUED TO NON-RESIDENTS BUT WHETHER THEY'RE VIOLATIONS FOR RESIDENTIAL OR RECREATIONAL IS NOT DISTINGUISHED IN THE TICKET.

SHERYL LEVINSON, SHEPARD AVE.: FEELS SWITCHING SIDES IS GOING TO BE A PROBLEM. THERE ARE TOO MANY BLIND DRIVEWAYS ON THE NON-OCEAN SIDE. PEOPLE DON'T UNDERSTAND THE DIFFERENCE BETWEEN THE RESIDENTIAL AND RECREATION SIGNS. SHE WOULD LIKE TO SEE THEM CHANGED SO THEY ARE DIFFERENT. THERE IS PARKING AT THE END OF SHEPARD ON BOTH SIDES. THERE'S NO PLACE TO PARK ON THE BEACH CLUB SIDE OF OCEAN. IT'S NOT FAIR TO RESIDENTS WHO LIVE THERE. THERE'S TRASH THROWN ON THEIR DRIVEWAYS AND LAWNS.

KEVIN REEN, OCEAN AVE.: AT THE BEGINNING OF OCEAN AT ATLANTIC, THE WIDTH OF THE STREET IS 24' WIDE. THE AVERAGE VEHICLE IS 6-8' WIDE. YOU'VE TAKEN 16' FROM THE WIDTH. IF THERE'S AN EMERGENCY AND THERE'S TRAFFIC, THIS WOULD BE A PROBLEM. AT CORNER OF LONGLEY & BRADLEY, THERE ARE NO SIDEWALKS. THERE ARE NOW YOUNGER FAMILIES WITH YOUNGER CHILDREN WHO WALK, PLAY BASKETBALL, RIDE BIKES AND HE DOESN'T UNDERSTAND ALTERNATING SIDES EVERY OTHER YEAR AS WELL AS GIVING STICKERS TO EMPLOYEES. HE FEELS THERE SHOULD BE A GREATER STUDY AS TO WIDTH, FLOW, TRAFFIC PATTERNS AND A COUNT OF VEHICLES ENTERING & EXITING.

RACHEL TARADASH, 71 MIDDLESEX AVE., HAS SPENT UPWARDS OF 20 MINUTES LOOKING FOR A SPACE AND IS IN FAVOR OF ADDITIONAL PARKING. SHE ALSO HOPES THAT EVERYONE HERE IS ALSO IN FAVOR OF SAFETY FOR MIDDLESEX & STETSON.

JARRETT BRIDGE, 42 SHEPARD AVE.: PARKING ON HIS SIDE IS RECREATION, THE OPPOSITE SIDE IS RESIDENTIAL. HE AGREES THE SIGNS NEED TO BE CHANGE AND BELIEVES MORE ENFORCEMENT IS NEEDED ON WEEKENDS AS WELL AS AN INCREASE IN FINES.

MAURA LAU, 15 OUTLOOK RD.: IS CONCERNED ABOUT SPEED & SAFETY IN TOWN AND FEELS ENFORCEMENT HAS TO PLAY A ROLE; STREETS NEED TO BE LINED AND WE NEED MORE FEMALE COPS.

SARAH PLYMALE, SHEPARD AVE., WE HAVE A YOUNG POPULATION, SHE IS CONCERNED WITH ADDING 100+ PARKING SPOTS AND HOW IT WILL AFFECT THE SAFETY OF THEIR STREETS.

UPON **MOTION**, DULY MADE BY PETER SPELLIOS, SECONDED BY KATIE PHELAN, IT WAS **VOTED** TO TABLE THE EXPANSION ON PHILLIPS BEACH DISCUSSION AND HAVE **Ms. PHELAN** AND **Mr. GRISHMAN** TAKE PART IN A WORKING GROUP: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES**.

Ms. PHELAN WOULD LIKE TO SEE MAPPING THAT SHOWS THE DISTANCE BETWEEN DRIVEWAYS, SIGHTLINES, WHERE SIGNAGE IS LOCATED AND DATA AS TO HOW THIS WILL EFFECT NEIGHBORS.

Ms. FLETCHER IS CONCERNED THAT NOT EVERYONE WAS ABLE TO SAY WHAT THEY NEEDED. **Mr. GRISHMAN**: WE HAVE OTHER THINGS ON OUR AGENDA. WE'RE GOING TO POSTPONE THIS VOTE AND CONTINUE BOARD APPOINTMENTS AND LIAISONS. **Ms. PHELAN** TOLD PEOPLE TO EMAIL INFORMATION AND DATA.

TA FITZGERALD WOULD LIKE TO WALK THROUGH THE NEIGHBORHOODS WITH **TSAC**, BRING THE MAPS AND DATA BACK BEFORE THE BOARD. HE WANTS SWAMPSCOTT TO BE WELCOME TO EVERYBODY SAFELY.

Mr. GRISHMAN WANTS RESIDENTS OF ALL PRECINCTS TO BE WELCOME IN PRECINCTS 5 & 6. HIS FAMILY CAN'T BIKE OR WALK TO THE BEACH.

4. **DRAFT RFP FOR 10 NEW OCEAN ST. & 12-24 PINE ST.:** IN MAY, TOWN MEETING APPROVED THE PURCHASE OF 12-24 PINE AND, WITH A PORTION OF 10 NEW OCEAN ST., TO BUILD VETERAN'S HOUSING. WE ARE SCHEDULED TO CLOSE JULY 17TH. TONIGHT IS THE FIRST READING OF THE RFP. THERE WILL BE TIME BETWEEN NOW AND THE 2ND READING FOR INPUT FROM THE BOARD AND THE PUBLIC. IT'S IMPORTANT TO GET THE RFP OUT BEFORE STATE FUNDING BEGINS. THIS RFP IS NEARLY IDENTICAL TO THE RFP ISSUED FOR THE MACHON SCHOOL. IT IS ANTICIPATED THAT THIS IS GOING TO BE A LOCAL INITIATIVE PROPOSAL. THE BOARD WILL BE VETTING IDEAS. THE LAND RESTRICTION AGREEMENT WILL BE BETWEEN THE TOWN AND A NON-PROFIT AND WILL HAVE RESTRICTIONS PER THE TOWN'S WISHES. THIS WAY WE KNOW WHAT WE WILL BE GETTING.

Mr. THOMPSON: 1) WE'RE IN THE PROCESS OF DUE DILIGENCE, NONE OF THIS WILL HAPPEN IF THERE'S A PROBLEM. **Mr. SPELLIOS:** WE'RE IN THE PROCESS OF GEOTECHNICAL SAMPLING. WE'LL KNOW EVERYTHING WE NEED TO KNOW BEFORE WE DECIDE TO PURCHASE. 2) WHAT IS A FRIENDLY 40B? A FRIENDLY 40B IS NECESSARY TO DO THE PROJECT. WE'RE REQUIRING THAT 100% OF THE UNITS ARE AFFORDABLE. THE ONLY OTHER APPROVAL WILL BE WITH THE ZONING BOARD. 3) WHAT IS THE DIFFERENCE BETWEEN A GROUND LEASE OR SELLING THE LAND? A GROUND LEASE IS A PROVEN THING THAT WORKS WITH AFFORDABLE HOUSING AND TAX CREDITS. 4) ALSO SUGGESTS THAT THE TOWN SENDS SURVEYS TO VETERANS TO GAUGE NEED.

Ms. FLETCHER: 1) WILL THE BLANK SPOTS BE FILLED IN BEFORE IT IS RELEASED? YES. 2) WHO SETS AMI? USING MACHON, WE REQUIRED AMI – UNIT TYPE, # OF UNITS, GIVING SWAMPSCOTT RESIDENTS FIRST CHOICE. THE VETERAN'S PREFERENCE IS ASSUMED, AS LONG AS THEY MEET FAIR HOUSING LAWS. THE VFW IS A PARTNER AND WE CAN ASK FOR DEVELOPERS' IDEAS. **Mr. GRISHMAN:** PAGE 18 STATES LOCAL PREFERENCE FOR CURRENT AND FORMER SWAMPSCOTT RESIDENTS. **Ms. MARTIN-EPSTEIN,** AFFORDABLE HOUSING TRUST CHAIR, HAS ALSO REVIEWED THE RFP.

Mr. SPELLIOS ASKED PEOPLE TO SEND COMMENTS TO PETE KANE. WE ARE USING CONSULTANTS TO MAKE SURE THE RFP IS ACCEPTABLE TO THE STATE.

5. **BOARD & COMMISSION REAPPOINTMENTS:** TABLED UNTIL JULY 12, 2023.
6. **CHARTER REVIEW & COMMUNITY PRESERVATION ACT:** **Mr. GRISHMAN:** THE TOWN MEETING COMMITTEE HAS COMPILED A LIST OF TOWN CHARTER REVISIONS. HE IS RECOMMENDING THAT THE BOARD START NOW SO AS TO BE READY TO PUBLICLY DISCUSS POTENTIAL REVISIONS IN SEPTEMBER: LETTER TO ALL COMMITTEE & BOARD CHAIRS BY JULY 7 ASKING THEM TO MEET WITH THEIR COMMITTEES TO DISCUSS ANY POTENTIAL CHARTER REVISIONS OR BYLAW REVISIONS NEEDED TO BETTER EFFECTUATE EACH COMMITTEE/BOARD'S PURPOSE. ALL RECOMMENDATIONS ARE TO BE FORWARDED TO THE TOWN ADMINISTRATOR AND SELECT BOARD CHAIR BY SEPTEMBER 10. ON OR BEFORE JULY 7TH, PUBLIC POSTING AND COMMUNICATION TO ALL TOWN MEETING MEMBERS ADVISING THEM OF THE ABILITY FOR THEM TO MAKE SUGGESTED REVISIONS TO THE TOWN CHARTER AND BYLAWS ON OR BEFORE SEPTEMBER 10TH (A LINK ON THE TOWN WEBSITE SHOULD BE PROVIDED FOR SUBMISSION OF SUGGESTION). ON OR BEFORE SEPTEMBER 10TH, TOWN ADMINISTRATOR TO PROVIDE

RECOMMENDED CHANGES BASED ON EXPERIENCE AND DISCUSSIONS WITH TOWN STAFF. SEPTEMBER 20TH – OCTOBER 4TH – SELECT BOARD MEETS TO DISCUSS POTENTIAL CHANGES AND TO CREATE A LIST OF FINAL POTENTIAL CHANGES FOR FURTHER DISCUSSION. OCTOBER 5TH – OCTOBER 17TH – TOWN COUNSEL REVIEWS LIST OF POTENTIAL CHANGES AND ADVISES AS TO ANY LEGAL CONSIDERATIONS/LANGUAGE/ETC. OCTOBER 17TH – NOVEMBER 1ST – SELECT BOARD TO MAKE FINAL REVIEW OF CHANGES AND MAKE RECOMMENDATION FOR SPECIAL TOWN MEETING WARRANT ARTICLES. NOVEMBER/DECEMBER _____, 2023 – SPECIAL TOWN MEETING.

MS. FLETCHER WANTS TO MAKE SURE THESE MEETINGS ARE PUBLICIZED. MR. GRISHMAN LOOKS FORWARD TO THIS BEING TRANSPARENT. THERE IS A TOWN MEETING STUDY COMMITTEE TO STREAMLINE THE TOWN MEETING PROCESS BUT THERE IS NO STANDING COMMITTEE FOR CHARTER REVISIONS. THE BOARD WILL GET ALL OF THE IDEAS, DO THE WORK OF A CHARTER REVIEW COMMITTEE, INCLUDING MEETING WITH BOARD/COMMITTEE CHAIRS AND TOWN STAFF. TOWN MEETING MEMBERS AND CHAIRS WILL MEET IN A PUBLIC FORUM WITH THE SELECT BOARD. MS. PHELAN SUGGESTS FINDING WAYS TO EDUCATE THE GENERAL PUBLIC, INCLUDING TABLES AT THE FARMERS MARKET. TA FITZGERALD WILL WORK WITH TOWN HALL STAFF TO GET A BOOTH OUT AND WORK TO EDUCATE THE PUBLIC AND GET SOME COMMUNITY INVOLVEMENT. MR. SPELLIOS STATED THAT THE BOARD HAS DONE FARMERS MARKETS IN THE PAST AND TO PICK ONCE A MONTH FOR BOARD MEMBERS SHOW UP.

7. SELECT BOARD BOARD & COMMISSION LIAISONS: TABLED UNTIL JULY 12, 2023.

D. VOTES OF THE BOARD

1. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA ITEMS:

1. ADOPTION OF CLIMATE ACTION PLAN
2. SWAMPSCOTT YACHT CLUB, 425 HUMPHREY STREET, ENTERTAINMENT LICENSE
3. VFW POST 1240 ONE-DAY LIQUOR LICENSE FOR JULY 3RD FIREWORKS EVENT
4. GRANITE COAST ONE-DAY LIQUOR LICENSE FOR TWO CONCERTS: JULY 12 & JULY 19
5. VOTE TO APPROVE MINUTES OF THE REGULAR MEETING OF MAY 24, 2023

MS. FLETCHER ASKED TO HAVE THE ENTERTAINMENT LICENSE AND THE LIQUOR LICENSE REMOVED. SHE ASKED IF THIS IS A RENEWAL OR NEW? (NEW) AND HAS CONCERNS ABOUT LIVE ENTERTAINMENT. TA FITZGERALD SAID IT WILL BE REVOKED SHOULD NEIGHBORS COMPLAIN.

UPON **MOTION**, DULY MADE BY MARY ELLEN FLETCHER, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED** TO APPROVE THE CONSENT AGENDA, #1, 3 & 5: ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

UPON **MOTION**, DULY MADE BY MARY ELLEN FLETCHER, SECONDED BY KATIE PHELAN, IT WAS UNANIMOUSLY **VOTED** TO APPROVE THE CONSENT AGENDA, #2 (ENTERTAINMENT LICENSE FOR SWAMPSCOTT YACHT CLUB): ALL IN FAVOR: YES. ANY OPPOSED: NO. **MOTION CARRIES.**

MS. FLETCHER HAS RECEIVED PHONE CALLS ABOUT THE AMOUNT OF BEER GARDENS. PEOPLE HAVE BEEN ASKING WHY THERE ARE SO MANY AND WHERE THE MONEY GOES AS WELL AS IF NEIGHBORING BUSINESSES ARE BEING AFFECTED. SHE HAS ALSO HEARD COMMENTS THAT THESE BEER GARDENS TAKE AWAY FROM THE FAMILY ATMOSPHERE. **MS. PHELAN** AGREES AND DOESN'T THINK IT'S NECESSARY TO HAVE ALCOHOL AT THE SUMMER CONCERTS OR AT EVERY EVENT. **MR. GRISHMAN:** THE RECREATION DEPT. IS LOOKING TO EXPAND FOOT TRAFFIC TO HUMPHREY ST. WHICH SHOULD BE BENEFICIAL TO RESTAURANTS. THIS IS SOMETHING WE'RE TRYING OUT TO BUILD COMMUNITY, GET PEOPLE OUT.

MR. SPELLIOS FEELS THE REC. DEPT. IS WORKING HARD TO GET PEOPLE TO EVENTS. THEY PLAN DOZENS OF EVENTS, WE HAVE ALCOHOL AT SIX AND HE FEELS WE ARE DOING IT RESPONSIBLY. THE BOARD ONLY SEES EVENTS WHEN THEY COME TO US FOR ONE-DAY LIQUOR LICENSES AND HE FEELS WE SHOULD SUPPORT THEM. WE SHOULD CREATE A POLICY. THE USE OF TOWN HALL

IS THE TOWN ADMINISTRATOR'S PURVIEW. HE PUT FORTH A MOTION TO APPROVE THE ONE-DAY LIQUOR LICENSE FOR GRANITE COAST BREWERY TO HAVE A BEER GARDEN AT TWO SUMMER CONCERTS. THE MOTION WAS NOT SECONDED.

MR. GRISHMAN: WE'VE APPROVED 12 ONE-DAY LIQUOR LICENSES THIS YEAR. **MS. FLETCHER:** WE'RE TALKING ABOUT WHAT WE'RE HEARING FROM PEOPLE. SHE WOULD LIKE TO SEE A BIGGER CONVERSATION ABOUT ONE-DAY LIQUOR LICENSES.

UPON **MOTION**, DULY MADE BY DOUG THOMPSON, SECONDED BY PETER SPELLIOS, IT WAS UNANIMOUSLY **VOTED** TO APPROVE CONSENT AGENDA, #4, FOR THE JULY 12TH SUMMER CONCERT ONLY: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION CARRIES.

MR. SPELLIOS WOULD LIKE TO SEE THIS ON THE FIRST JULY MEETING'S AGENDA AS WELL AS DATA FROM THE POLICE DEPT. AS TO ANY PROBLEMS DURING THESE EVENTS.

THE NEXT MEETINGS WILL BE JULY 12TH AND JULY 19TH AT 6:30 P.M.

E. SELECT BOARD TIME

MS. FLETCHER IS BRINGING BACK THE JULY 4TH RACES AT PHILLIPS PARK. INFORMATION WILL BE ON THE TOWN'S WEBSITE & FACEBOOK PAGE.

MR. GRISHMAN: NOTHING TO ADD.

MS. PHELAN: 1) ASKED FOR MEETINGS TO START AT 6:30. 2) OPEN SPACE & RECREATION IS REQUESTING THAT THE HADLEY HOTEL RFP COVERS KEEPING OR MOVING THE PLAYGROUND EQUIPMENT. 3) THE LYNN FERRY IS NOW OPEN. 4) REQUESTS THAT GROUPS THAT PROVIDE CANDY FOR PARADES TRY TO USE NUT-FREE OR ALLERGY-FRIENDLY CANDY.

MR. SPELLIOS: NOTHING TO ADD.

MR. THOMPSON: 1) ADOPTED CLIMATE ACTION PLAN TONIGHT. THE CAP COMMITTEE HAS MET & IS HARD AT WORK ON THE ACTIONS. WE HAVE A COMMUNITY FIRST GRANT TO HELP PEOPLE GET THEIR HOMES AUDITED, GET FREE WEATHERIZATION AS WELL AS OTHER COST SAVINGS INITIATIVES. 2) PEOPLE ARE STRUGGLING & THE ENHANCED SNAP BENEFITS HAVE BEEN DECREASED. THE FEAST TO FIGHT HUNGER AT THE MIDDLE SCHOOL RAISED \$2,500 FOR MY BROTHER'S TABLE, 42% OF US ARE STRUGGLING WITH FOOD INSECURITY. 3) ATTENDED A HOUSING AUTHORITY MEETING. 4) VISITED THE SENIOR CENTER AND FOUND IT BUSTLING. THERE ARE MANY GREAT THINGS HAPPENING BUT A LOT OF DEMAND, INCLUDING SENIOR HOUSING AND SERVICES TO HELP SENIORS IN NEED.

UPON **MOTION**, DULY MADE BY KATIE PHELAN, SECONDED BY DOUGLAS THOMPSON, IT WAS UNANIMOUSLY **VOTED** TO ADJOURN AT 10:43 P.M.: ALL IN FAVOR: YES. ANY OPPOSED: NO. MOTION CARRIES.

TRUE ATTEST,

Dianne Marchese

DIANNE MARCHESE, ADMINISTRATIVE ASSISTANT TO THE TOWN ADMINISTRATOR & SELECT BOARD

MINUTES APPROVED BY THE SELECT BOARD ON July 12, 2023

ATTACHMENTS:

TA REPORT

HOLCIM-NER, INC. 2023-2024 EARTH REMOVAL PERMIT DRAFT

12-24 PINE STREET & 10 NEW OCEAN STREET DRAFT RFP

SWAMPSCOTT YACHT CLUB ENTERTAINMENT LICENSE

VFW ONE-DAY LIQUOR LICENSE FOR JULY 3, 2023

GRANITE COAST ONE-DAY LIQUOR LICENSE FOR JULY 12, 2023

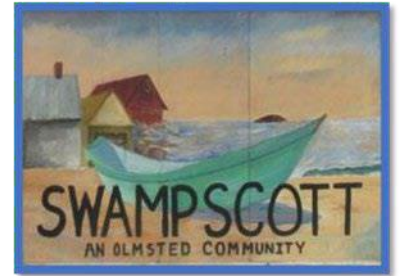


Town of Swampscott

Office of the

Town Administrator

Elihu Thomson Administrative Building
22 Monument Avenue Swampscott, MA 01907



Sean R. Fitzgerald

Tel: (781) 596-8850

Swampscott Select Board
Town Administration Building
22 Monument Avenue
Swampscott, MA 01907

RE: JUNE 26th REPORT TO THE SELECT BOARD

Dear Select Board:

I am pleased to be able to offer the following report on programs and initiatives that are on-going in the Town of Swampscott, as well as some updates on a variety of things that have happened since my last report.

STATE OF THE REGION

HISTORICAL

I have attached the list of properties in Town over 100 years to give the Board a perspective of the # of possibly historical homes in town.

FINANCE

Amy Sarro and her team are working on the fiscal year-end accounting as well as getting the new fiscal year figures input & ready to go.

DPW

DPW is busy as ever this spring! To date, they've hired 5 summer help employees; planted 1500 geraniums in the Cemetery for Memorial Day; planted 40 trees around town; planted flowers at the monument; painted 6 crosswalks with the Pride colors; rebuilt & reinstalled 6 floats at Fisherman's Beach; repaired a # of service leaks; oversaw the widening of the sidewalk on Humphrey St.; installed granite curbing at the traffic island on Bay View Ave & Fuller; and, finally, oversaw milling and paving on 16 streets.

SENIOR CENTER

The Senior Center held a volunteer appreciation luncheon for their 50+ volunteers, including members of the COA, SfAA, Friends & Elderact. They also kicked off the Climate Change Action Team with the Health Department. Their composting program began last week with the arrival of a new composting bin, a totter for the kitchen/dining room & countertop bags for people to take home & bring back filled with kitchen waste! DPW planted annuals & used some of the Black Gold compost from Black Earth last week; the Health Dept. trained older adults on Narcan use. With Joe Douillette's help, they are arranging follow-up sessions to the Caring for Caregivers conference and using recordings from that conference on topics of "Creating an Aging Plan"; lastly, VSO Mike Sweeney has started a monthly Veteran's group at the Senior Center on the 2nd Wednesday of the month at 10:00 AM and has office hours ever Thursday from 11:00-1:00.

ARPA

As per the Board's concerns regarding the use of ARPA funds to partially fund the acquisition of 12-24 Pine Street, this is the most recent accounting. Please note that it includes funding for the full amount of 12-24 Pine St. This is intentional in case other funding falls through.

ARPA Award	\$4,572,677
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Authorized Use	Spent to Date
One-Time Supplemental Comp.	\$546,750
Sewer Repair Project	\$76,447
Health Dept for Covid Tracing & Vaccine Clinics	\$3,965
Covid at-Home Tests	\$3,960
Total Authorized	\$631,121

Proposed Uses	Amount
Acquisition 12-24 Pine Street	\$1,760,000
DEI Consultant (1 year)	\$100,000
Total Proposed	\$1,860,000

Remaining Award to Allocate	\$2,081,556
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RECREATION

Fundraising continues for both the summer concerts and July 3rd fireworks; summer parks programs start June 26th; there will also be a first “Humphrey Street Summerfest Block Party” on Saturday, August 12th! Details to follow.

BUILDING

The last quarter of FY24 saw 360 building permits issued with a revenue of \$77,715. This brings the total # of permits issued since 7/1 to 840 for a revenue of \$248,975. This is roughly the same as last year although revenue is down slightly due to the lesser value of the work being done.

PUBLIC SAFETY

POLICE: As you know, the Police Dept. is replacing their ageing pistols. The Board had questions as to what happens with them when the new ones are issued. Per Lt. Mike Frayler, they are traded in to offset the price of the new pistols, reducing the price by almost half per pistol.

FIRE: The final round of internal promotional process with an assessment center for the remaining two candidates for captain. Results from the assessment center will be forthcoming soon and, along with their written exam scores & the Chief’s assessment of their work history & leadership potential, will determine the Chief’s recommendation to me for promotion. The Chief and Pete are hard at work completing the first round of interviews for the new Fire Dept./Emergency Management Administrative Assistant. Once the final applicants have been selected, they will be brought to me for a final interview with the goal of having this role filled in early July.

HUMAN RESOURCES

Pete Kane and I have finished the last of the staff evaluations. These evaluations are a critical step as it allows team members to reflect on their achievements over the past years and set them up with goals and initiatives to succeed and progress in the coming year.

FACILITIES

At its May 9th meeting, the Board had questions about the future needs of the schools. To that end, Max Kasper, Facilities Director, compiled the following list:

Clarke School (Anticipated Scope of Planned Renovation)

- Some modifications of interior partitions to properly utilize spaces for various uses
- HVAC upgrades to address need for air conditioning and improved ventilation
- Upgrades to electrical distribution throughout the building
- Plumbing and bathroom upgrades
- Accessibility Upgrades along with likely variance request from AAB
- Flooring and Dropped Ceilings
- Painting
- Windows
- New Roof
- Solar PV System
- EV Charging
- Technology and Low Voltage Upgrades
- Repairs to Exterior Masonry, Trim, and Sealants
- Potential addition of Sprinkler System?

Middle School (In Need of Comprehensive Renovation)

- HVAC System (Plant, Distribution, and Controls)
- Electrical Service and Distribution
- Building Facade/Masonry
- Window System
- Exterior Doors
- Interior Doors/Fire Doors
- Plumbing and Bathrooms
- Hazardous Material Remediation
- Commercial Kitchen including Refrigeration
- Interior Finishes(comprehensive)
- Accessibility and Elevator
- Automatic Sprinkler System (Not Currently Present)
- Expand Rooftop PV add EV Charging
- Technology Infrastructure
- Low voltage systems (PA, Security, Cameras)
- Generator and Emergency Power System
- Site Landscaping and Parking Areas

High School

More Immediate Needs

- Flooring in Lobby/Cafeteria
- PA, Security, Camera Systems (partially funded)
- BDA (seeking grant funding)
- HVAC Controls Upgrades(preliminary design funded)
- Parking Lot Paving

Less Pressing, but on the Radar

- Roof Restoration
- Chillers
- AHU and RTU Improvements/Replacements
- Boiler Replacement/HVAC Electrification?

Field House also has significant Capital Needs which we hope to begin addressing more extensively in FY25 per Capital Plan.

MBTA 3A Zoning

Also at its May 9th meeting, the Board questioned the need for 3A Zoning and what grants the Town will lose should we not adopt it. After speaking with Marzie Galazka, these are the grant programs the Town will lose:

- Housing Choice Initiative (we received \$250,000 at the last round)
- MassWorks
- Local Capital Project Funds – losing this grant may affect the Housing Authority as well.

It has also been stated that any community that fails to comply with the law may be subject to civil enforcement action and risk liability under federal & state fair housing laws.

TOWN CLERK

Assistant Town Clerk Michael Brison started last week. He & Jared have been working on completing the Annual Town Reports for the last ten years and are using our senior tax work off folks. The second notice for the census has also been mailed.

ASSESSOR

The Town just renewed its contract with Patriot Properties and is in the process of converting the town to the newest version of AssessPro at no extra cost. We currently use the original “classic” version of AssessPro which is roughly 20+ years old.

KING’S BEACH

Respectfully Submitted,



Sean R. Fitzgerald
Town Administrator

TOWN OF SWAMPSCOTT, MASSACHUSETTS

EARTH REMOVAL PERMIT
FOR
HOLCIM-NER, INC.

July 1, 2023 – June 30, 2024

The Select Board of the Town of Swampscott (“the Town”) pursuant to the Town Earth Removal By-Law, Article XIII, and the recommendations of the Earth Removal Advisory Committee (“ERAC”), and all other applicable powers and authority vested in the Select Board, hereby grant this Earth Removal Permit (“Permit”) to Holcim-NER, Inc. (“Holcim”), formally Aggregate Industries Northeast Region, Inc., for operations occurring at its quarry located in Swampscott, Massachusetts (the “Quarry”), for the period from July 1, 2023 to June 30, 2024, upon the terms and conditions set forth herein. This Permit incorporates by reference Holcim’s permit application and materials submitted therewith, but only to the extent that such application and materials are consistent with the terms and conditions of this Permit.

All documentation that is required to be submitted to the ERAC shall be forwarded to the Select Board’s Office. All submitted documents shall be posted on the Town Website and shall be available for public viewing at the Swampscott Town Hall by contacting the Town’s Office of Community Development.

1. Excavation Area. The area of proposed excavation shall be limited to the areas designated on the plan submitted by Holcim entitled “2023-2024 Development Plan of Land in Salem & Swampscott, MA,” dated March 30, 2023 and “Quarry Cross-Section Plan in Salem, MA,” dated March 31, 2023, prepared for Holcim by Hancock Survey Associates, 185 Centre Street, Danvers, MA 01923. If the areas designated for excavation are modified during the period of the current permit, Holcim shall provide updated plans to ERAC. After review by ERAC and approval the Select Board, the areas of proposed excavation shall thereafter be limited to the modified areas designated on the updated plans for the remaining period of the permit. If actual excavation exceeds the areas designated on the original or modified plans, Holcim shall notify ERAC as soon as possible but no later than two days after the event. Any excavation outside an area designated shall result in the immediate cessation of work in that outside area and a public hearing before the Select Board.

2. Street Sweeping. In accordance with its October 5, 2021 Dust Management Plan (Attachment No. 1 to this permit), Holcim shall street sweep, clean all dirt and debris from the Danvers Road bridge to the golf driving range, all quarry roadways, the Danvers Road bridge on Essex Street to the Lynn/Swampscott line and the Danvers Road bridge to Alvin Road at least once every week, or more often if needed per request of ERAC or the Swampscott Town Administrator. Sidewalks along the above-mentioned roads shall be maintained clean of stones and dirt spillage. Freezing weather will waive this sweeping requirement but shall not relieve Holcim of its requirement to keep the aforementioned areas cleaned of dirt and debris spillage. Sweeping is expected to be curb to curb unless a parked car is in the way.

3. Dust. Holcim shall operate within local, state and federal standards concerning safe levels of dust and in accordance with its October 5, 2021 Dust Management Plan. Holcim shall use reasonable efforts to reduce dust emanating from the quarry and its roads to a minimum, including but not limited to:
- a. Holcim shall operate the automated wheelwash at all times, weather and maintenance permitting, and all vehicles (exempting passenger vehicles and pick-up trucks) shall pass through the wheelwash prior to exiting the Quarry. Should maintenance be required on the wheelwash, the Select Board and ERAC shall be notified. If during the periods that the wheelwash is required to be operational it becomes mechanically disabled for an extended period (4 or more hours in any day) Holcim should use its best efforts to provide a substitute spraying of vehicles exiting the Quarry until such time as the wheelwash becomes operational again; and
 - b. Holcim shall investigate and submit to ERAC and the Select Board a plan for improved dust control at entranceway to quarry. Such plan shall be submitted with Holcim's application for the next permit and a requirement to implement such plan shall be included as a requirement of that permit.
4. Particulate (Air) Monitoring. To maintain compliance with any applicable local, state and federal air pollution control requirements, including Massachusetts Air Pollution Control Regulations, 310 CMR 7.00, upon direction of the Town, perimeter particulate monitoring and analytical testing pursuant to established and accepted protocols shall be conducted by an independent, professionally trained air quality consultant to test for concentrations of suspended particulates at a minimum of four appropriate perimeter Quarry locations: one upwind of the quarrying and other sand/gravel operations, one downwind, and two at crosswinds. The consultant shall determine the predominant wind directions at the Quarry on an annual basis and develop a wind rose diagram that is presented in the annual permit application to ERAC, Holcim and the Select Board. The consultant conducting the testing for the term of this Permit shall be chosen by the Select Board at its sole discretion with input from ERAC and recommendations from Holcim. ERAC shall provide Holcim the quote for services and all related invoices for which Holcim is responsible.

The Fugitive Dust (PM₁₀) tests shall be conducted three times during this Permit's term (once within 30 days of, but not more than 45 days after, the commissioning of the plant upgrade planned for the summer 2023; once in November, 2023; and once in May, 2024) during peak operational periods between the hours of 6 A.M. and 10 P.M., with prior notice to the Board of Health, Select Board, and ERAC. In permit years thereafter, testing shall be conducted in accordance with that year's permit conditions.

Holcim shall conduct Heavy Metals tests once a year. Testing protocol and frequency for subsequent years will be established by the Board of Health based on the results of the first full year of testing.

The particulate samples shall be sampled for and submitted for analytical testing of the following: (1) Fugitive Dust (PM₁₀) and (2) Heavy Metals; including: antimony, arsenic, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, manganese, nickel, selenium and

zinc. Testing for both will be in accordance with the 40 CFR 50, Appendix J FRM methodologies. The particulate testing results shall be summarized in a table and compared to National Ambient Air Quality Standard (NAAQS). Test results that have concentrations in excess of the selected occupational or residential exposure standards shall mandate corrective changes by Holcim to reduce such levels below the standards. All corrective changes must be accomplished within 90 days of the receipt of the results, unless a longer period is approved by Select Board with input from ERAC.

All consultant reports of testing and analysis results shall be delivered simultaneously to ERAC and Holcim. Corrective measures taken by Holcim shall be submitted to the Select Board and ERAC in a supplemental report within 30 days of the implementation. All particulate testing records shall be maintained by Holcim, shall be attached to its annual permit application, and shall be available for public viewing at Town Hall and on the Town Website.

Upon receipt of new information, and after review by ERAC and the Select Board, and consultation with Holcim, the Select Board may require reasonable dust sampling and testing in addition to the air monitoring requirements above. Depending on test results, testing frequency can be reviewed.

5. Noise. Holcim shall operate within local, state and federal standards concerning safe levels of noise and shall use reasonable efforts to reduce noise emanating from the Quarry to a minimum. In order to accomplish this, Holcim shall establish and implement the following:

- a. Noise Management Plan. Holcim shall operate in accordance with its February 2022 draft Noise Management Plan (Attachment No. 2 to this Permit). Holcim shall prepare an ongoing noise management plan that includes: (1) the applicable local, state and federal noise standards; (2) the actions Holcim will take if such noise standards are exceeded; and (3) activities that are unacceptable and not allowed because they are expected to exceed the noise levels. The Noise Management Plan shall document the remedial actions taken by Holcim when applicable standards are exceeded as well as establish a plan for further reducing noise levels at neighboring properties. The Noise Management Plan shall also include a process for addressing neighborhood complaints of high noise levels. This Noise Management Plan shall be approved by ERAC.
- b. Noise Testing. To evaluate noise levels produced by quarry operations, an independent, professionally trained consultant will conduct testing three times in the current permit year (once within 30 days of, but not more than 45 days after, the commissioning of the plant upgrade planned for the summer 2023; once in November, 2023; and once in May, 2024), with each occurring during full operations, and with advance notice to ERAC and the Select Board. In permit years thereafter, testing shall be conducted in accordance with that year's permit conditions. During such testing, noise shall be monitored continuously for a period of at least 24 hours during representative quarry operations. The results of testing may warrant, upon approval by ERAC and the Select Board, less testing in future permits. The consultant conducting the testing for this permit term shall be chosen by the Select Board at its sole discretion with input from ERAC and recommendation from Holcim. ERAC

shall provide Holcim the quote for services and all related invoices for which Holcim is responsible.

- c. Noise Report. Noise testing data, results, and recommendations shall be delivered simultaneously to Holcim, ERAC and the Select Board.

Upon receipt of documented noise complaints, and after review by ERAC and the Select Board, and consultation with Holcim, the Select Board may, during the term of this Permit, require additional noise testing and abatement to address the specific noise complaints.

6. Fences. Holcim shall maintain a perimeter fence around the exterior of the Quarry to protect the safety of the surrounding neighbors and prevent public access to the rim of the Quarry. Holcim shall maintain the integrity of its perimeter fence and patrol the fence as needed, no less than once every month, and make repairs within 48 hours of identifying or receiving notice that a portion of the fence has been breached. Further, Holcim should maintain the areas such that there shall not be access under any fencing.

7. Indemnity. Holcim agrees to hold the Town harmless for any damages arising from the Earth Removal Operation. In addition, Holcim will provide a Certificate of Insurance for at least one million dollars, single limit, naming the Town as an additional insured. Holcim shall defend, indemnify and hold harmless the Town and its officers, agents, and all employees from and against claims arising directly or indirectly from the Earth Removal Operation. Further, Holcim shall defend, indemnify and hold harmless the Town with respect to any damages, expenses, or claims arising from or in connection with any of the work performed or to be performed under this Permit. This shall not be construed as a limitation of the Holcim's liability under this Permit or as otherwise provided by law.

8. Trucks and Access Routes and Methods.

- a. All vehicles exiting the facilities excluding passenger vehicles and pickup trucks that are hauling material shall be tarped as required by Massachusetts regulations.
- b. All trucks carrying material from the Quarry shall be instructed by Holcim to seek the most expeditious route as practical in avoiding residential streets and neighborhoods to their destination from the Quarry.

9. Hours of Operation. The following hours of operation are conditioned upon the continued commitment of Holcim to institute noise abatement improvements and general overall improvement in the operation of the business. Said hours of operation shall be strictly adhered to during the term of this Permit.

- a. For subsections b., c., and d., below, during the period from Memorial Day to Labor Day over the term covered by this Permit, the hours of operation shall be limited to 7:00 AM to 6:00 P. M. Monday through Saturday.
- b. Primary Crushing Plant. The primary crushing plant may crush stone between the hours of 7:00 A. M. and 9:00 P. M. Monday through Friday. Saturday crushing hours will be 7:30 A. M. to 4:00 P. M. Loaders, trucks and other motor vehicles associated

with this plant shall not operate in the quarry before the 7:00 A. M. and 7:30 A. M. starting times.

- c. Secondary Crushing Plant. The secondary crushing plant may crush stone between the hours of 7:00 A. M. and 9:00 P. M. Monday through Friday. Saturday crushing hours will be between 7:30 A. M. and 4:30 P. M.
- d. Drilling Operations. Drilling operations may be conducted between the hours of 7:00 A. M. and 7:00 P. M. Monday through Friday. Saturday drilling hours will be between 7:30 A. M. and 4:00 P. M.
- e. Blasting Operations. All blasts must be scheduled to be shot between the hours of 10:00 A. M. and 2:00 P. M. Monday through Friday to avoid thermal inversions. Weather and safety considerations may supersede this time frame. Blasting shall not occur on severely overcast days unless early weather forecasts had indicated favorable conditions.
- f. Quarry Stockpiling Operations. The Quarry Stockpiling and moving of materials may be conducted between 6:00 A. M. and 10:00 P. M. Monday through Friday. Saturday hours for stockpiling will be between 7:30 A. M. and 4:30 P. M.
- g. Customer Sales. The sale of materials and loading of trucks that exit the Quarry shall be between the hours of 6:00 A. M. and 10:00 P. M. Monday through Friday. Saturday hours for sales shall be between 7:00 A. M. and 4:30 P. M. Trucks will not proceed beyond the employee entrance prior to 6:00 A. M. on weekdays and 7:00 A. M. on weekends. Holcim shall limit operations after 5:30 P.M. Monday through Friday to service contracts for Governmental Agencies on public projects that require serving those contracts after 5:00 P.M. On such occasions where customer sales will occur after 5:30 P.M., Holcim shall restrict the use of Essex Street by said trucks. Via electronic mail correspondence and phone, Holcim will notify the Town Administrator and the Chairman of the ERAC not less than twenty-four hours in advance of any such occasion and will provide information on which public projects require the sale of materials after 5:00 P.M. and the volume of truck traffic and will maintain logs for these trucks based on an hourly basis. The day-to-day impact of the after 5:00 P.M. sales and trucking operations shall be monitored by the ERAC and reported to the Select Board.
- h. Manufactured Sand Plant. The Manufactured Sand Plant (MSP) may operate between the hours of 7:00 A.M., and 10:00 P.M., Monday through Friday, and Saturday operating hours of 7:30 A.M., and 4:30 P.M. However, the MSP may operate longer hours upon request to, and written approval and monitoring by ERAC, provided ERAC is satisfied that such extended operating hours shall not be disruptive to the neighbor's quiet enjoyment of their property. Should ERAC at any time during the approved extended operating hours permitted hereby, determine through the review of neighborhood complaints or based upon ERAC's own observations, that such operating hours are disruptive to the neighbors quiet enjoyment, ERAC in its sole discretion after a meeting, shall order through its Chairman by telephone, facsimile, or in writing that said extended hours are revoked. Holcim shall

immediately, upon receipt of notification, cease and desist operating the MSP during the extended hours. In all instances of the request by Holcim for such extended hours, ERAC shall notify the Select Board at least seventy-two (72) hours prior to the granting to any such extension of operating hours.

- i. **Sunday and Holiday Hours.** No Sunday or Holiday hours are permitted except as provided in subparagraph 9.i., or upon written approval from the Select Board or its designee. The term “Holidays” includes the following: New Year’s Day, January 1; Martin Luther King Day, (3rd Monday of January); President’s Day, (3rd Monday of February); Patriot’s Day, (3rd Monday of April); Memorial Day Observed, (4th Monday of May); Independence Day, July 4; Labor Day, (1st Monday in September); Columbus Day, (2nd Monday in October); Veteran’s Day, November 11; Thanksgiving Day, (4th Thursday in November); and Christmas Day, December 25. If a Holiday falls on a Saturday or Sunday, then the Holiday will be observed in accordance with Massachusetts law. Holcim may designate the Friday after Thanksgiving as a Holiday in place of a listed Holiday upon written notice to the Select Board prior to working on the listed Holiday.
- j. **Quiet Time.** No trucks or equipment larger than $\frac{3}{4}$ ton are allowed in the Quarry past the bin area from 10:00 P. M. to 6:00 A. M. It is agreed and understood that this is the neighbors’ quiet time. All equipment and production plants may undergo warming-up, cooling down, oiling, greasing, preventative maintenance, and general repairs outside of the permitted hours; however, if it is determined that the related noise has become unreasonable, this provision shall be subject to interim revisions.
- k. **Crushing Plants.** The Primary Crushing Plant and/or Secondary Crushing Plant may operate longer hours during the period from Memorial Day to Labor Day upon completion of noise mitigation improvements such as:
 - a. acoustically enclosing the two HP-400 crushers;
 - b. acoustically enclosing the 7-foot crusher and all chute sections above it;
 - c. completing alternative noise mitigation improvements which have been submitted to, and approved by the ERAC, and filed with the Select Board; or
 - d. completing a noise study using protocols agreed to by ERAC and Holcim, and filed with the Select Board.

Upon completion of such noise mitigation improvements, the Primary Crushing Plant and/or Secondary Crushing Plant may operate longer hours upon request to, and written approval and monitoring by the ERAC, provided ERAC is satisfied that such extended operating hours shall not be disruptive to the neighbors’ quiet enjoyment of their property. Should ERAC at any time during the approved extended operating hours permitted hereby, determine through the review of neighborhood complaints or based upon ERAC’s own observations, that such operating hours are disruptive to the neighbors quiet enjoyment, ERAC in its sole discretion after a meeting, shall order through its Chairman by telephone, facsimile, or in writing that said extended hours are revoked. Holcim shall immediately upon receipt of notification cease and desist operating the Primary Crushing Plant, and/or Secondary Crushing Plant, during the extended hours. In all instances of the request by Holcim for such extended hours, ERAC shall notify the Select Board at least seventy-two (72) hours prior to the granting to any such extension of operating hours.

10. Blasting. All Blasting will be performed in accordance with 527 CMR 1.0 Massachusetts Comprehensive Fire Prevention Code, referred to as the Code and adopts and incorporates the provisions of the National Fire Protection Association (NFPA) 495 Explosives Materials Code and all other applicable local, state and federal regulations and requirements. In the event of any conflict, the stricter requirement shall govern. Blasting occurring in Salem but impacting Swampscott shall be subject to this Permit

- a. Holcim will be limited to 50 blast days per year, and not more than two per week; however, it may submit a request, for ERAC review and Select Board approval, to perform an additional blast based upon market demand. Approval of such request shall not be unreasonably withheld;
- b. Holcim will ensure that the blasting company maintains a Blaster's Log that includes all listed requirements 1 thru 18 of 527 CMR 1.0:65.9.14.1.3 for each blast;
- c. Blast hole diameters shall not exceed 4" for blasts;
- d. Blast patterns shall be designed to direct ground vibration energy away from the nearest residential areas, whenever possible;
- e. In consideration of potential human annoyance, ERAC has adopted 527 CMR 1.0:65.9.13 Alternative Allowable Vibration Levels with Holcim to ensure that the ground vibrations limits with a maximum intensity of motion in the vertical, longitudinal and transverse directions, measured in the ground at any building or other structure that shall not exceed 0.5 inches per second of peak particle velocity (ppv). Should a blast have vibration results above 0.5"/s, AI shall alert within ERAC 48 hours, and Holcim shall have the blasting company perform a formal review to identify the reasons for the higher vibration and to recommend improvement actions.
- f. Blast designs shall be engineered to achieve ground vibrations having a dominant frequency of equal to or greater than 30 Hz;
- g. Holcim will maintain the air-overpressure to not exceed 130 dB at any occupied structure. Air-overpressure monitoring shall take place at the nearest residential or business structures susceptible to damage or claims of annoyance. Measurements of blast-induced air-overpressure shall be done in accordance with ISEE - Field Practice Guidelines for Blasting Seismographs 2015;
- h. Flyrock Control – Holcim shall implement methods and procedures as required to protect abutting public roadways, residential/commercial properties and the general public from flyrock. Holcim must be prepared to place blast mats and completely cover the blast area to prevent such occurrence. As per 527 CMR 1.0: 65.9.8.4, blasting mats shall be required if the material to be blasted lies within 100 feet of a highway, an inhabited building or structure not under the control of the project;
- i. In addition to 527 CMR 1.0:65.9.8.4 thru 12, Holcim shall implement the following site safety and security procedures as necessary depending on the location of the blast:

1. Lightening detection;
 2. Worker safety meetings prior to each blast;
 3. Fire Department, at the expense of the Holcim on site during every blast;
 4. Provide designated access points and safe areas and sentry locations around blast area;
 5. Charged Hole Area: posted, guarded and barricaded;
 6. Warning Signals: three (5 minutes), two (1 minute), one (all clear);
 7. Closest Street: closed to vehicle and pedestrian traffic;
 8. Shot Cast Control (flyrock): matting and blast rock berms, if necessary; and
 9. Handle misfires in accordance with I.M.E. Safety Library Publication 17.
- j. Blasts that exceed the maximum allowable ground vibration limits or air-blast limit as establish in this permit, or eject flyrock beyond the designated safe zone and or property line shall be immediately reported to ERAC and the Fire Department. If the vibration limits or air overpressure limits are exceeded, Holcim shall, prior to the next blast, forward to ERAC and the Fire Department a written statement describing the cause of the exceedance and present blast design modifications that will prevent an exceedance on future blasts, suspension and/or fines in accordance with G.L. c. 40, § 21(17);
- k. Size of any blast/area of blast/depth of charges is limited to 50 feet each

11. Seismograph Monitoring and Reporting. Holcim is required to submit to the Town weekly seismograph report readings which may be posted on the Town's Website. ERAC shall review with Holcim the selection and monitoring of the seismograph reading vendor.

Holcim shall use at least four seismographs to monitor each blast. Placement, set-up and use of seismograph monitoring equipment will be as specified by the manufacturer and delineated in the ISEE Field Practice Guidelines for Blasting Seismographs, 2015 and also referenced in CMR1.0: 65 NFPA 495 11.1.4. The operator shall describe the precise location of the seismograph relative to the nearest house or structure, the precise distance to the closest blast hole, field conditions, and setup procedures in the monitoring record for each blast. One seismograph shall be placed 50 Nichols Street; a second seismograph shall be placed at 13 Weatherly Drive; a third seismograph shall be placed at 451 Essex Street; and a fourth seismograph shall be placed at 1 Red Jacket Lane. The location of these seismographs may be relocated and/or one additional seismograph may be added if requested by residents or required by the Town, the location to be determined prior to the blast by the appropriate representatives of the Town and Holcim. Any change in seismograph location(s) shall be made upon consultation with the appropriate representatives of the Town.

Independent Consultant - An Independent Blasting Consultant, as approved by ERAC and/or Fire Department personnel shall, on an annual basis, review the seismograph records from the preceding year and make design recommendations to maintain vibration levels below required limits, and to minimize the impact from vibrations and air blasts on the surrounding neighborhood, during the upcoming year based on the locations at which Holcim intends to blast. At the beginning of each calendar year of blasting, representatives of Holcim, the licensed Blaster, and the Independent Consultant shall meet with the Swampscott Fire Department to review the quarry's blasting plans for the upcoming year.

The consultant shall be chosen by the Select Board at its sole discretion with input from ERAC and recommendation from Holcim. The ERAC shall provide Holcim the quote for services and all related invoices for which Holcim is responsible.

Report- The Independent Blasting Consultant shall prepare a report that will be included in renewal application submitted pursuant to Section 19 of this Permit. The report shall, at a minimum, include a summary table of all pertinent blast design and monitoring data from each blast performed during the previous year. The report shall also include a summary graph of the peak particle velocity versus frequency in a form approved by the Fire Department for all blasts, and include the vibration limits given in these conditions. The report shall describe the blast design factors that were successful and those that were not successful in achieving compliance with ground vibration and air-blast limits. If ground vibrations or air blast levels exceed the applicable limits, the report shall describe the cause of the violation and blast design modifications that were used to prevent violations in future blast events. If flyrock occurred, the report shall describe the design modifications that were used to prevent future incidents. The report shall also evaluate each blast for which a written complaint was filed with Town. For each such blast, the report shall identify the main factors in the blast design that could have caused the complaint, and provide blast design recommendations to reduce the likelihood of similar complaints from future blast events.

12. Suspension of Blasting – Due to imminent public safety concern, blasting operations may be suspended by order of the Fire Department in the event of a flyrock occurrence and by Select Board upon recommendation of ERAC or the Fire Department for any of the following reasons:

- a. Failure of Holcim to comply with air-overpressure or ground vibration limits established under this permit;
- b. Blasting with reasonable certainty caused damage to adjacent structures, slopes or utilities; or
- c. Failure of Holcim to comply with blasting parameters as set out in Section 10 of this permit.

Blasting operations shall not resume until the ERAC has approved the Holcim's revised blasting plan with modifications correcting the conditions causing the suspension. Additionally, fines may be imposed in accordance with G.L. c 40, §21(17).

13. Federal Test Results. Holcim shall provide ERAC with copies of all test results and reports from the FEDERAL MINE SAFETY and HEALTH ADMINISTRATION that are currently conducted at the Quarry. Copies of all tests are to be forwarded to ERAC and will be posted on the Town website.

14. Water Discharge. Holcim shall provide ERAC and the Board of Health with copies of all results of the monitoring presently being performed pursuant to its current stormwater discharge permit issued by the Federal Environmental Protection Agency (EPA). Copies of the monitoring reports are to be forwarded to ERAC and will be posted on the Town website.

15. Buffer Zone. Attachment No. 3 to this Permit ("Exhibit Plan of Holcim-Ner, Inc.

Owned Properties,” dated March 22, 2023) shows land owned or occupied by Holcim in Swampscott. For safety purposes and to provide a buffer to noise and dust emanating from the earth removal operations in the Quarry, Holcim will maintain ownership of such properties and, excluding those parts of the land that are part of Quarry operations, shall maintain such properties in an undeveloped state until Quarry closure. Holcim granted an easement to the Town of Swampscott for the purposes of passive and active recreation for a parcel of land within the Buffer Zone.

16. Emergency Contact Personnel. Holcim shall provide ERAC, the Swampscott Fire Department and the Select Board with the names and telephone numbers of two representatives that can be contact in the event of a problem or when otherwise deemed necessary. ERAC shall be promptly notified of any changes to the designated Holcim representatives.

17. Closure Planning. In compliance with the previous permit, Holcim prepared and provided to the Select Board in December 2018 a “Scope of Work” for development of long-term plan to close the quarry (“Closure Plan”). The “Scope of Work” provides for review of the existing site operating conditions and the potential reuse options and fill alternatives every five years until such time as it is determined the life expectancy of the Quarry is such that a Quarry Closure Plan is needed. When it is determined that a Quarry Closure Plan is needed, Community Development and Zoning issues in the two municipalities will need to be assessed and addressed by the parties. This assessment will be reviewed by Holcim and will assist in determining the final Quarry Closure Plan. Holcim will utilize planning and engineering professionals as needed to develop the Quarry Closure Plan, a process that is anticipated to take 12 to 18 months. Representatives of Holcim, upon reasonable notice, and at times convenient to the parties, shall meet to discuss and revise as necessary the “Scope of Work” and/or the resulting Closure Plan.

Prior to the implementation of the Quarry Closure Plan, and within 120 days after the issuance of this Permit, Holcim shall deliver a surety bond or a Letter of Credit to the Town in the amount of \$ 500,000 to insure that, in any event, the existing operation will be sufficiently and adequately closed with all equipment removed and the area made safe upon the cessation of use. Any closure of the quarry shall be at Holcim’s sole cost and expense, in accordance with all applicable laws, and in a safe and environmentally controlled process to manage long-term safety, security, and maintenance of the Property. This obligation shall survive the termination of this Permit

18. Official Visits. ERAC, as well as other Town representatives shall be allowed access to all parts of the Holcim property for all reasonable or necessary purposes after providing reasonable notice to Holcim, unless immediate access is needed in response to an emergency. All Town representatives will report to the Scale House and/or the Quarry office upon entering the property.

19. Expiration and Renewal. This Permit shall expire at 12:00 midnight on June 30, 2024. If Holcim intends to seek a renewal of this Permit, its application together with the appropriate supporting data must be submitted to ERAC not later than March 31, 2024. Holcim must be in substantial compliance with this Permit before a new permit or an extension or renewal of this Permit will be granted. The Permit application supporting documentation shall include, at a minimum, the following:

- a. A topographic survey plan of the Quarry prepared by a Registered Land Surveyor including the current elevations at the various points of depth in the Quarry;
 - b. A proposed plan for the upcoming year which will project the area of the Quarry reasonably anticipated by Holcim to be subject to blasting, drilling, and excavation for the upcoming year;
 - c. A map showing property lines, names and addresses of all abutting property owners within three hundred (300) feet of the property line, including those across any streets;
 - d. A detailed description of any unresolved complaints made by residents during the previous year and Holcim's planned response to such complaints;
 - e. Air Quality Tests and other monitoring required to be performed by the terms of this Permit;
 - f. Report of the independent blasting consultant required by Section 5 of this Permit;
 - g. An updated aerial photograph of the Quarry; and
 - h. A list of company Holidays for the term of the permit to be included as an appendix to the permit.
20. Surety Bond. Holcim shall provide a surety bond in the amount of \$100,000.00 to insure compliance with the terms, conditions, limitations and safeguards of this Permit, and to indemnify the Town for any harm to any well, road, wetland or other resource caused by Holcim's operations including without limitation for the equipment used on the premises and all ancillary activities. The requirement of a surety bond shall not be deemed to be the Town's exclusive remedy in the event of any breach of this Permit by Holcim nor in the event of any intentional wrongdoing or any negligent act or omission by Holcim or by any person or entity for whose conduct Holcim may be held responsible.
21. Permit Fee. A fee in the amount of \$500.00 shall be paid by Holcim for the administration of this Permit and the Earth Removal By-Law on which it is based. This fee may be reduced at the sole discretion of the Select Board.
22. Landscaping. Holcim is required to maintain and replace, as necessary, any and all landscaping and plantings in all areas where landscaping and plantings are used for screening of the Quarry from public view, including but not limited to the perimeter of the Quarry along Danvers Road.
23. Inspections of Property. Holcim shall conduct quarterly visual surveys of all of Holcim properties, including without limitation the areas in the Buffer Zone as identified in paragraph 15, and will remove any trash, or other dumped materials and maintain the Buffer Zone property in its present condition.
24. Meeting with Residents. At a date to be determined by ERAC and Holcim, Holcim shall meet with residents for the purposes of discussing issues relating to operations at the Quarry.

25. Pre-Blast Surveys. Based on information provided by the Town Assessor's Office to ERAC, Holcim shall send an information packet providing information and an offer for a pre-blast survey (similar to the information packet the company sent on February 5, 2020) to any new residents at the addresses listed in the February 5, 2020 information packet.

26. Damage Claim Report. In the event that a claim of damage is filed with the Fire Department, Holcim, or its subcontractor, Holcim shall review the blast design and monitoring records and prepare a summary of findings report. All damage claims shall also be filed with ERAC and the Select Board. The report shall contain all relevant information relating to the blast, including but not limited to, a graph sufficient to measure and evaluate a blasting exposure at specific locations for all blasts, in a form approved by the Fire Department, and includes the vibration limits given in these conditions. A separate graph shall be made for each residence that files a written claim of damage. If insufficient data are available at a given residence to make such a graph, Holcim shall prepare graphs of peak particle velocity versus scaled distance and air-blast overpressure versus scaled distance and use them to estimate probable vibration levels and air-blast overpressure level at the residence. A copy of this report and all findings shall be provided to the claimant, the Fire Department, ERAC, and the Select Board. Holcim shall send copies of all Claim Reports (referenced below) and supporting materials to ERAC within 14 days of receipt. Holcim shall also provide all responses to any claim to ERAC contemporaneously when sending to the Claimant and/or Insurance Company. Holcim's annual permit application shall include a list of claims made in the previous year, the number of claims granted (with details) and the number of claims denied (with details).

27. Damage Claims. Holcim shall maintain a record of each blast-related claim of property damage that is filed with the Fire Department, Holcim, or a subcontractor and the current status of the claim. The record of each claim shall include a written summary of each visit made to the property to evaluate the claim, all blast vibration measurements made at the property to evaluate the claim, evaluation by the blaster's insurance company or its adjuster, and all correspondence between the blaster's insurance company (and/or adjuster) and the property owner. Damage Claims may be filed at any time and any claimant may have access to Holcim's blasting records. Claimants shall submit any claim by using the Claim Report established by ERAC and include all required documents as stated on the Claim Report.

28. Violations. In addition to any specific noted violations and remedies herein, the Select Board, if it concludes that there has been a violation of this Permit, shall send to the permit holder or other offender, by hand delivery or certified mail to the address stated on the initial application, a notice ordering a cessation of the improper activities. In the event that the permit holder persists in such violations, the Select Board may notify the permit holder by mail or posting as stated above, of a hearing to be held not less than four (4) days thereafter to show cause why said permit should not be revoked, and following said hearing, may in its discretion, revoke or amend the permit. Additionally, the Select Board may impose penalties for violations in accordance with G.L. c. 40, § 21(17).

List of Attachments

1. October 5, 2021 Dust Management Plan

2. February 2022 Noise Management Plan
3. Exhibit Plan of Holcim-Ner, Inc. Owned Properties,” dated March 22, 2023

SIGNATURE PAGE TO FOLLOW.

SWAMPSCOTT SELECT BOARD

David Grishman, Chair

Peter Spellios

Catherine Phelan, Vice Chair

Douglas Thompson

Mary Ellen Fletcher

The BOARD OF HEALTH concurs with the terms and conditions of this Permit and will cooperate with the Select Board in its enforcement.

Marianne Speranza-Hartmann, Chair

Alicia Reddin

Peter Sheckman

Finance Committee



Retirement Board Joint Meeting

Thursday, June 22, 2023 - 7:00pm

History of working with town

- Increased date of fully funded schedule to 2031
- Maintained ADC despite reprimand from PERAC



Sample effect on retirees

Pension	3%	5%	Annual Difference	Monthly Difference	Daily Difference
5,000	5150	5250	100	8.33	0.27
10,000	10300	10500	200	16.67	0.55
14,000	14420	14700	280	23.33	0.77
20,000	20420	20,700	280	23.33	0.77
25,000	25,420	25,700	280	23.33	0.77

Actual Impact on Retirees

Sample Retiree Profile

Department	Title	Age	Length of Service	Gross Annual Retirement 6/22	Gross Annual as of 7/1/22 With 3% COLA Increase	Gross Annual With 5% COLA Increase	Retro Diffence	Monthly Difference	Daily Difference
SPS	ESP	72	11 yrs	7,723.80	7,955.51	8,109.99	154.48	12.87	0.42
SPS	Teacher's Aide	68	16 yrs, 11 mos	9,442.08	9,725.34	9,914.18	188.84	15.74	0.52
SPS	Teacher's Aide	78	10 yrs, 1 mo	11,393.52	11,735.33	11,963.20	227.87	18.99	0.62
DPW	Engineering Aide	87	16 yrs, 6 mos	14,553.72	14,973.72	15,253.72	280.00	23.33	0.77
SPD	Surviving Spouse of Police Officer	84	42 yrs, 9 mos	24,602.53	25,131.00	25,302.53	171.53	14.29	0.47
SPL	Librarian	75	20 yrs, 7 mos	27,046.08	27,466.08	27,746.08	280.00	23.33	0.77
SFD	Firefighter	94	31 yrs, 4 mos	32,897.52	33,317.52	33,597.52	280.00	23.33	0.77
SPD	Police Officer	80	26 yrs, 11 mos	37,314.60	37,734.60	38,014.60	280.00	23.33	0.77

62 of 102
systems,
more than
60%, have
approved 5%
COLA

LOCAL FY23 5% COLA “A SUCCESS STORY”

Full Approval: Over 60% Statewide

As we anticipated, the number of local systems that have approved our proposal for a FY23 5% COLA has continued to grow. “In our May Voice, we reported on 43 local systems receiving full approval for 5%,” according to President Frank Valeri.

Now we have 63 with full approval! That’s over 60% statewide

of the 102 local systems. Since the May Voice, another 20 systems, including 4 counties have been added (highlighted in gold).

“Remember the deadline for final approval is June 30,” continues Valeri. “We know there are systems that are working hard to complete the process before then. As always, we’ll be there if called upon to help

and hopefully we’ll be updating our list in the September Voice.

“Thanks to the retirement boards and their members for getting this benefit across the finish line and to their retirees and survivors. It’s truly a success story that is still being written.”

5% FY23 COLA UPDATE

(Systems Receiving Full Approval)

1. Barnstable County	17. Easthampton	33. MHFA	49. Saugus
2. Bristol County	18. Fall River	34. Milford	50. Somerville
3. Middlesex County	19. Falmouth	35. Milton	51. Southbridge
4. Norfolk County	20. Fitchburg	36. Minuteman RSD	52. Springfield
5. Adams	21. Gloucester	37. Montague	53. Stoneham
6. Andover	22. GLSD	38. MWRA	54. Taunton
7. Arlington	23. Greenfield	39. Needham	55. W. Springfield
8. Attleboro	24. Hull	40. Newburyport	56. Wakefield
9. Belmont	25. Lexington	41. N. Adams	57. Waltham
10. Beverly	26. Lowell	42. Northampton	58. Watertown
11. Boston	27. Lynn	43. Northbridge	59. Webster
12. Braintree	28. Malden	44. Norwood	60. Wellesley
13. Cambridge	29. Marblehead	45. Pittsfield	61. Westfield
14. Chicopee	30. MassPort	46. Plymouth	62. Winchester
15. Clinton	31. Maynard	47. Revere	63. Worcester
16. Dedham	32. Methuen	48. Salem	

COLA

CONTINUED FROM PAGE 7 ►

INCREASED LOCAL FY24 COLA BASES

(Since January Voice)

Bristol County	\$20,000	Lawrence	\$14,000	Plymouth County	\$18,000
Cambridge	\$18,000	Marblehead	\$14,000	Webster	\$18,000
Falmouth	\$16,000	New Bedford	\$14,000	Wellesley	\$19,000
Fitchburg	\$14,000	Newburyport	\$15,000	Winthrop	\$13,000
Gardner	\$14,000	Newton	\$13,000		

Review of systems with 2% increase by funded ratio

Retirement System	Unfunded Liability	Funded Ratio	Retirement System	Unfunded Liability	Funded Ratio
1State	15.3B	66.4%	36Maynard	17.4M	75.0%
2Mass. Teacher's	27.7B	53.0%	37Medford--Waiting for Mayor	129.5M	61.3%
3Bristol County	482.1M	60.1%	38Melrose--Expect to Approve Next Week	64.1M	60.8%
4Franklin County	52.8M	74.4%	39Methuen	130.6M	56.2%
5Hampshire County	210.3M	64.2%	40MHFA	11.5M	94.8%
6Middlesex County	1.6B	48.1%	41Milford	57.2M	65.8%
7Norfolk County	605.3M	63.5%	42Milton	20.4M	88.6%
8Worcester County--Still Voting	898.6M	46.4%	43Minuteman RSD	911K	94.2%
9Adams	17.6 M	67.4%	44Montague	12.6M	78.1%
10Andover	193.5M	46.9%	45Needham	92.2M	65.6%
11Arlington	131.7 M	58.1%	46Newburyport	48.2M	64.9%
12Attleboro	95.8M	62.2%	47N Adams	15.1M	83.3%
13Belmont	79.5M	60.4%	48Northampton	60.8M	69.2%
14Beverly	89.6M	61.0%	49Northbridge	14.6M	72.8%
15Boston	1.8B	75.6%	50Norwood	46.9M	78.4%
16Braintree	104.7M	67.7%	51Pittsfield	146.8M	52.0%
17Cambridge	239.9M	85.8%	52Plymouth	176.0M	51.9%
18Chicopee	63.7M	85.7%	53Revere	111.2M	63.5%
19Clinton	20.7M	74.2%	54Salem	136.8M	59.2%
20Dedham	30.8M	83.1%	55Saugus	25.3M	83.2%
21Easthampton	20.0M	74.9%	56Somerville	149.9M	69.7%
22Fairhaven	23.1M	74.5%	57Southbridge	34.5M	62.9%
23Fall River	396.6M	44.5%	58Springfield	938.1M	28.9%
24Falmouth	74.6M	67.1%	59Stoneham	28.0M	78.1%
25Fitchburg	144.6M	47.6%	60Swampscott	42.4M	62.4%
26Gloucester	120.9M	49.1%	61Taunton	118.6M	74.5%
27GLSD	687K	97.0%	62Wakefield	69.8M	64.7%
28Greenfield	54.3M	59.9%	63Waltham	181.0M	61.5%
29Hull	24.2M	69.6%	64Watertown	4.0M	98.3%
30Leominster	Fully Funded	110.3%	65Webster	31.0M	58.4%
31Lexington	59.3M	76.6%	66Wellesley	43.1M	84.9%
32Lowell	312.5M	58.7%	67Westfield	94.7M	73.5%
33Lynn	303.8M	58.5%	68Winchester	25.1M	84.7%
34Marblehead	61.0M	62.3%	69Woburn--CC in Favor Waiting on Mayor	98.2M	61.1%
35MassPort	38.6M	95.1%	70Worcester	523.7M	67.1%

Systems appearing in **BOLD** have completed the approval process
(as of 05/30/2023)

About 1/3 have a funded ratio
lower than Swampscott

Effect on Unfunded Liability

Increasing the July 1, 2022 COLA from 3% to 5% increases the July 1, 2023 unfunded liability by \$535,792 from \$36,767,045 to \$37,302,837.

Effect on ADC

Fiscal Year Ended June 30	Funding Schedule (without 5% COLA) - Actuarially Determined Contribution	Funding Schedule (with 5% COLA) - Actuarially Determined Contribution	Increase in Actuarially Determined Contribution
2024	\$6,294,817	\$6,294,817	\$0
2025	6,609,558	6,609,558	\$0
2026	6,940,036	6,940,036	\$0
2027	7,287,038	7,287,038	\$0
2028	7,651,390	7,651,390	\$0
2029	8,033,960	8,033,960	\$0
2030	8,435,658	8,435,658	\$0
2031	4,215,818	5,076,183	\$860,365
2032	1,377,578	1,377,578	\$0

Impact as % of Budget

FY	Budget 2% No Growth	ADC @5%	% of Budg	Budget 2% with Growth	ADC @5%	% of Budge
2024	\$79.34	6.29	7.93%	\$79.34	6.29	7.93%
2025	\$80.93	6.60	8.16%	\$82.00	6.60	8.05%
2026	\$82.55	6.94	8.41%	\$84.50	6.94	8.21%
2027	\$84.20	7.28	8.65%	\$86.19	7.28	8.45%
2028	\$85.88	7.65	8.91%	\$87.91	7.65	8.70%
2029	\$87.60	8.03	9.17%	\$91.67	8.03	8.76%
2030	\$89.35	8.44	9.45%	\$93.50	8.44	9.03%
2031	\$91.14	5.08	5.57%	\$95.37	5.08	5.32%
2032	\$92.96	1.38	1.48%	\$97.28	1.38	1.42%

Growth includes: Hotel; Elm Place; Glover, Vinnin Square

GOAL OF THIS PRESENTATION

Understand the standard range of options available to us to impact traffic and pedestrian safety

- The “Three E’s”
- Pros & cons of each both generally and specific to Swampscott

Provide insight into the guiding philosophy that directs Swampscott Police goals and efforts towards this issue.

Answer questions about the level of pro-active traffic enforcement in Swampscott, specifically in comparison with regional communities and labor units. Are we stopping enough vehicles?

Address concerns about race and bias in traffic enforcement and why we all need to care about this.

Update on current efforts, and the future of this issue

COMMITMENT OF THE SWAMPSCOTT POLICE DEPARTMENT

Swampscott Police is committed to enhancing the safety, livability, and quality of life of our community and its residents

This absolutely includes a strong focus on safety for both drivers and pedestrians who share our beautiful, but congested roads and walkways

We commit that we will conduct ourselves towards these goals in a manner that is fundamentally fair, forward looking, and consistent with a focus on 21st Century Policing

ENGINEERING SOLUTIONS

The “Safe Transportation for Every Pedestrian”, or “STEP” programs identifies the “Spectacular Seven”

Crosswalk visibility enhancements;

Raised crosswalks;

Pedestrian refuge islands;

Rectangular rapid flashing beacons;

Pedestrian hybrid beacons (PHBs);

Road diets;

and Leading pedestrian intervals.

STEP has documented more than 30 case studies that highlight the safety benefits of each of the countermeasures.

TRAFFIC SAFETY SOLUTIONS

The Three E's of Traffic Safety Engineering, Education, and Enforcement

- **Why is engineering the future of traffic control?**
- Consistent with how we solve most problems, go to the root of the matter
- For many decades the majority of engineering effort has gone towards moving greater amounts of traffic as quickly and efficiently as possible
- Possible to design streets to allow for traffic speeds that are safe and desirable
- Possible to design intersections and crossing points with a high degree of pedestrian safety in mind
- Engineering solutions generally are effective 24 hours a day, 7 days a week, 365 days a year
- Engineering features cannot show or be accused of bias
- Engineering solutions are cost effective compared to enforcement solutions

ENGINEERING SOLUTIONS

Engineered solutions create “self-enforcing” roadways, a concept where roadways are designed in such a way as to encourage drivers to intuitively adopt speeds appropriate for the roadway without the need for posted speed limit signs (Neuman et al., 2009). This approach relies on geometric features and visual cues to shape driver speed selection towards speeds that feel safe and comfortable (NHTSA)

Road Diet/Lane Narrowing

- ▶ Restricting number of lanes, or direction of travel (Walker Road proposal)
- ▶ Creation of bike lanes or extended sidewalks etc.
 - ▶ Slows traffic
 - ▶ Facilitates and encourages alternative transport options such as walking/biking

ENGINEERING SOLUTIONS

Speed Hump (Pillows)

- ▶ Very effective – fastest growing solution
- ▶ In 2023 the City of Boston announced their “Safety Surge” to address street and pedestrian safety
 - ▶ **Focus: Engineering**
- ▶ Boston has eliminated the idea of strategic placement of speed humps and announced plans to add speed humps to EVERY eligible street in the city
- ▶ 3-year plan: totals 80 miles of roadway (with speed humps spaced at 250-foot intervals) at a rate of 500 speed tables installed per year
- ▶ Why have streets that are designed to accommodate speeds that are deemed unsafe?
- ▶ Reduce the need for previous problematic solutions such as excessive stop signs
- ▶ Allows targeting of the enforcement option to those areas not amenable to engineered solutions

ENGINEERING SOLUTIONS

Intersection Design

- ▶ Elimination of slip lanes, or rounded and widened intersections which facilitate rolling stops and excessively long crosswalks
- ▶ Elimination of the option to turn on red in some intersections
 - ▶ The presence of pedestrians, especially near schools, parks, and other community facilities, sight lines, or a history of crashes are reasons that a "No Turn on Red" sign may be installed (City of Boston)
- ▶ Eliminate or move unsafe crosswalks
 - ▶ See example 90 Humphrey Street next slide

90 HUMPHREY STREET CROSSWALK EXAMPLE



ENGINEERING SOLUTIONS

- ▶ Flashing Beacons

- ▶ Let's face it, it can be hard to notice pedestrians waiting to cross when driving

- ▶ Raised Crosswalks

- ▶ Traffic Cameras

- ▶ Visibility Enhancements

- ▶ Bump outs
 - ▶ Elimination of parking in front of crosswalks
 - ▶ Trees/vegetation
 - ▶ Location – as with the example of 90 Humphrey

- ▶ Design the streets to encourage the desired result!

- ▶ **Next: Education**

EDUCATION

- ▶ Efforts towards vulnerable populations, young and elderly
- ▶ Pedestrians have more to do with their own safety than they often realize
 - ▶ NHTSA analyzed 5,000 accidents and reported the following: (Hunter Et al 1996)
 - ▶ Pedestrians had consumed alcohol in 35% of accidents – 30% over .08
 - ▶ At intersections:
 - ▶ 22% involved pedestrians dashing into the intersection, where only 16% involved a driver violation such as running a red light, speeding etc.
 - ▶ 30% involved a turning vehicle (such as the 90 Humphrey Street example)
 - ▶ Efforts towards Pedestrian education and intersection engineering have room to impact 52% of all accidents
 - ▶ Efforts towards motor vehicle enforcement can impact 16%

EDUCATION

- ▶ What does the same report say about non intersection pedestrian accidents?
 - ▶ The disparity here becomes even more striking:
 - ▶ Here 52% of accidents involve improper pedestrian entry into the roadway
 - ▶ 35% involve “Dart Outs” from an unobscured position, it was at least possible for the driver to see the pedestrian prior to the collision
 - ▶ 17% involve “Dart Outs” from an obscured position, where there was little to no possibility for the drivers to see the pedestrian prior to the collision.
 - ▶ A non-intersection pedestrian accident is more likely to have been completely unavoidable by the driver (17%), than to have been caused by a violation committed by him or her (16%)

EDUCATION

- ▶ Signage & Reminders:
 - ▶ Traditional (and effective)
 - ▶ Along with New (and necessary)



EDUCATION

- ▶ **Education** is an area that SPD would like to continue to increase our focus:
- ▶ Events such as engagements at Farmer's Market and Community Meetings regarding new pedestrian and drop off patterns with the Hadley School
- ▶ Neighborhood issues, such as the Train Depot and commuter busing
- ▶ **Going forward:**
 - ▶ Creation of PSA's (with help from and thanks to Mr. Joe Douillette and our High School Students!)
 - ▶ Creating an SRO program for young, early elementary aged children
 - ▶ Engage our Seniors in collaboration with the Senior Center
 - ▶ Engage with local youth groups such as Boy and Girl Scouts, etc.
- ▶ **Next: Enforcement**

ENFORCEMENT

- ▶ As noted, full compliance with traffic rules and laws could mitigate or eliminate 16 % of pedestrian accidents
- ▶ What about the other 84 %?
- ▶ Operating Under the Influence:
 - ▶ A major factor in the cause of accidents and something that enforcement can directly impact
- ▶ Speed:
 - ▶ Mitigating the impact

ENFORCEMENT

Alcohol

- ▶ In 2020, 16% of all fatal pedestrian accidents involved an operator with a BAC over .08%
- ▶ Enforcement of OUI laws and continued pressure on establishments to serve alcohol responsibly can have a major impact
- ▶ This includes getting establishments to understand that walking “drunk” can be dangerous as well as driving. (remember that 30% of the pedestrians involved in accidents are intoxicated)
- ▶ Special consideration should be given to lighting and roadway design in “entertainment districts”, Humphrey Street being the prime example for Swampscott.
 - ▶ As the effort to reimagining our beautiful waterfront into a destination area moves forward, this should not be missed

ENFORCEMENT

SPEED

- ▶ A study by the AAA Foundation found that the average risk of severe injury for a pedestrian struck by a vehicle is:
 - ▶ 10 % at 16 mph
 - ▶ 25 % at 23 mph
 - ▶ 50 % at 31 mph
 - ▶ 75 % at 39 mph
 - ▶ 90 % at 46 mph (AAA Foundation)
- ▶ Age was found to be an additional factor, both older persons and the very young were more likely to suffer significant injury

ENFORCEMENT

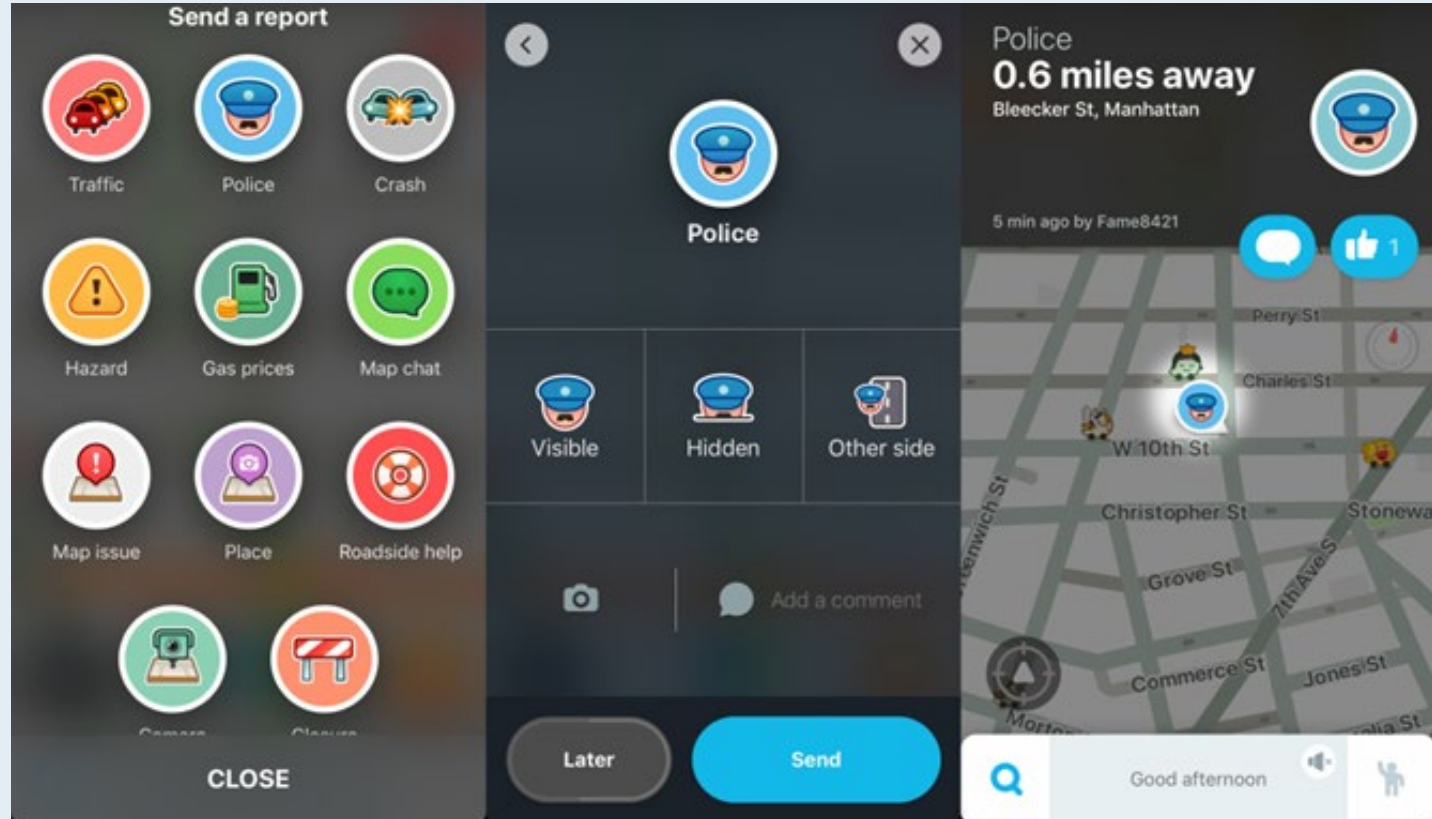
What are the challenges for Police?

- ▶ **Limited resources**
- ▶ **High cost of using enforcement to achieve goals**
 - ▶ The continued existence of the problem nationwide, despite decades of efforts to impose enforcement on roadways designed to allow for “unsafe” speeds and conditions is proof enough. Similar in ways to the war on drugs – much effort for little gain
 - ▶ As soon as the enforcement stops or moves on, traffic begins to revert
 - ▶ **April 2023: Traffic enforcement was assigned specifically to Stetson Ave**
 - ▶ 12 assignments resulting in 4 citations
 - ▶ Resident posts on **See Click Fix (Stetson Ave)**
 - ▶ *“..There has been a lot of police presence over the weekend which is appreciated but again, people seem aware of the cruisers from down the road which amazes me because I assume everyone is clueless and zoning out.” - April 9, 2023*
 - ▶ *“So a cruiser was parked in the street this morning (thank you) and as usual, not a lot of business. Literally as soon as the officer moved, the speed of traffic was noticeably faster, including one car that hit 42 on the speed board. Sigh.” - April 7, 2023*

ENFORCEMENT

Modern Problems:

Even when police have an effective enforcement location, technology is impacting our ability!



ENFORCEMENT

Bias Concerns

- ▶ Traffic enforcement has some unique concerns in the area of Bias
 - ▶ One of the more common, if not the most common is police-initiated interactions
 - ▶ Massive discretionary latitude, from a quick talk, to written warning, citation, criminal application and ultimately arrest
 - ▶ Many biases that have no basis as racially motivated, such as a residency bias, can and will manifest in racial statistics in a community such as Swampscott
 - ▶ Vehicle and equipment discrepancies that stem from the massive wealth inequality locally centered on Swampscott/Marblehead will also manifest as racial discrepancy and bias
 - ▶ Multiple checks have revealed no bias in the Swampscott Police Department's traffic enforcement, but more on that later...

WHY IS BIAS SUCH A CONCERN FOR US?

- ▶ Most importantly, it is just plain right to make sure that no one is treaded differently by the Police based on their race, gender, religion, sexual orientation. Everyone must be confident that they have been stopped based solely on their driving and/or their vehicle's safety
- ▶ The consequences of even an appearance of bias in our work has significant consequences, not just for the police department, but also the residents we serve
- ▶ The number of Judges we regularly appear in front of will certainly reflect it in their rulings if they believe the Swampscott Police are acting with bias
- ▶ This could result in dismissal of tickets and charges issued against the very driver's that are making our community less safe, thus undermining our legitimate efforts

WHY IS BIAS SUCH A CONCERN FOR US?

- ▶ The same holds true for our District Attorney's Office, whose lawyers both prosecute our cases, but also act as a first line of defense against police misconduct
 - ▶ They are very mindful for patterns of concern amongst the officers and departments who regularly appear in front of them
- ▶ Area residents are also the jury pool that will hear cases brought on behalf of our residents
- ▶ If our potential jurors don't trust the Swampscott Police, then our victims suffer
- ▶ Our legitimacy, community support, and the real foundation of our ability to effectively function depends not just on an absence of bias, but the absence of even a reasonable inference of Bias
- ▶ Bias concerns have even led to a nationwide movement towards eliminating police traffic enforcement completely
- ▶ For these reasons we cannot rely on a mere internal confidence that our enforcement is based on behavior and safety. Perception is reality in this matter!

BIAS STATISTICS

- ▶ Swampscott was early in self monitoring of racial bias, though it has become very common in the last couple years, including a now required annual Statewide report, first published in February 2022
- ▶ Swampscott PD has used resident population stop analysis to evaluate the department as a whole
- ▶ Individual officers are then compared as a statistical deviation from the department mean (once validated)
- ▶ **The State study also considered:**
 - ▶ The “Veil of Darkness”
 - ▶ The “Inter twilight period”
 - ▶ Neither showed indications of Bias in Swampscott Police Enforcement

TRAFFIC SAFETY AND ENFORCEMENT

- ▶ Is traffic safety and enforcement a real priority for policing?
 - ▶ In any big picture view, you will find it to be well understood by police and the public alike that frustrations with traffic and pedestrian safety are one of the key drivers of resident satisfaction and feelings of safety
 - ▶ On a shift-by-shift basis however, without dedicated traffic units, enforcement becomes relegated to something that is done when the officer has no other obligations
 - ▶ Calls must be serviced first, all paperwork resulting from calls **MUST** be completed, departmental obligations such as evidence processing, licensing, accreditation, interviews, case follow up, etc. all are necessarily prioritized
 - ▶ For these reasons, it is inevitable that staffing reductions or other service need increases manifest early in traffic enforcement data, regardless of the true priority and impact traffic has on the community
 - ▶ Our shift staffing is down 20 % generally across the board, our street staffing has been impacted by as much as 33 % by the same reductions
 - ▶ Accreditation is a similar example of an overall high priority matter, that becomes much lower on a shift-to-shift basis
 - ▶ Traffic enforcement productivity (tickets) and its real effect on safety can become disconnected very easily, and organizational fortitude to resist a focus on the former is crucial towards real safety effects

DATA FROM THE 2020 MASSACHUSETTS UNIFORM CITATION DATA ANALYSIS REPORT

- ▶ **‘Hands Free Driving Law of 2019’ mandated State Report**
 - ▶ Study analyzed stops from Feb 23, 2020, to Dec 31, 2020
 - ▶ 425,702 stops included from 350 departments
 - ▶ Completed study: Salem State and Worcester State
 - ▶ This data helps to cut through some of our challenges in locating or validating data on this subject in the past
- ▶ **Data reflects Pandemic time period**
 - ▶ Challenges universally felt by all (including Swampscott)

It should be noted that our philosophical examination of our service provision, along with our steadily increasing staffing shortages will no doubt be reflected in the numbers on future reports. This is merely a snapshot in time, but the only and best available currently

DATA FROM THE 2020 MASSACHUSETTS UNIFORM CITATION DATA REPORT

City/Town	Total Stops/Citation	# Officers	Stops Per Officer
Salem	4077	95	42.9
Lynn	3362	189	17.8
Swampscott	1541	26	59.3
Danvers	1282	47	27.3
Peabody	942	100	9.4
Revere	779	106	7.3
Beverly	477	77	6.2
Topsfield	265	11	24.1
Saugus	250	69	3.6
North Reading	140	32	4.4
Middleton	123	17	7.2
Lynnfield	108	21	5.1
Marblehead	103	32	3.2

Nahant did not have enough stops over the reporting period to be included in the study – Nahant 45 and Reading 623

COMMUNITY COMPARISON

- ▶ Swampscott had the highest ratio of citations per officer, averaging 59.3
- ▶ The next closest was Salem, which has a dedicated traffic team and averaged 42.9 per officer, a rate almost 28% lower
- ▶ Third highest was Danvers at 27.3 stops per officer, a rate less than half of Swampscott Police
- ▶ The 13 Community average was 16.8 stops per officer – Swampscott Police exceeded this average by 353% over the reporting period
- ▶ The total of 1,541 stops made by Swampscott Police over the reporting period was greater than the combined total of Beverly, Topsfield, Saugus, North Reading, Middleton, Lynnfield, and Marblehead (1,466)!
- ▶ These 7 communities combine for a total of 259 officers (10 times the size of SPD) and a combined population of 431,550.

COMMUNITY COMPARISON

Budget: Swampscott Police rank **10th lowest** out of the **13** Communities:

City/Town	Budget	# of Officers
Lynn	\$ 23,013,954	189
Revere	\$ 12,145,082	106
Peabody	\$ 10,979,207	100
Salem	\$ 11,831,346	95
Beverly	\$ 9,233,656	77
Saugus	\$ 8,607,175	69
Danvers	\$ 7,193,399	47
North Reading	\$ 6,199,500	32
Marblehead	\$ 4,619,604	32
Swampscott	\$ 4,080,728	26
Lynnfield	\$ 3,390,249	21
Middleton	\$ 2,260,065	17
Topsfield	\$ 1,300,477	11FT/11PT

COMMUNITY COMPARISON



- Focusing on those regional communities closest to Swampscott in size, population greater than 10,000 and less than 30,000:

Swampscott Police are top in total citations and citations by officer, but 5th out of 6 in number of officers and budget

	POPULATION	Total Stops	Stops per officer	Number of Officers	Budget
Saugus	28,547	250	3.6	69	\$8,607,175
Danvers	28,090	1,282	27.3	47	\$7,193,399
Marblehead	20,233	103	3.2	32	\$4,619,604
North Reading	15,549	140	4.4	32	\$6,199,500
Swampscott	15,280	1,541	59.3	26	\$4,080,728
Lynnfield	13,000	108	5.1	21	\$3,390,249

COMMUNITIES USED IN THE TOWN'S 2018 REPORT

▶	Wilmington	2,680	46 Officers	58.3 stops per Off
▶	Swampscott	1,541	26 Officers	59.3 stops per Off
▶	Westford	1,376		
▶	Tewksbury	1,315		
▶	Reading	623		
▶	Wakefield	455		
▶	North Andover	227		
▶	Stoneham	179		
▶	Winthrop	149		
▶	North Reading	140		
▶	Melrose	35		
▶	Of 24 total communities Swampscott was 4 th in total citations, and 1 st in citations per officer			

CURRENT EFFORTS AND THE FUTURE OF TRAFFIC CONTROL

- ▶ Recent focus on the squaring of intersections and shortening of crosswalks
- ▶ New Pedestrian crossing signals
- ▶ Elimination of some obstructions to the view of drivers
 - ▶ Spaces in front of crosswalks
- ▶ Where are we now on our move towards our speed pillows?
 - ▶ First install of temporary on Stetson Ave
 - ▶ Already proving effective!
 - ▶ Work towards engaging engineering expertise

WHAT DOES THE FUTURE HOLD?

Last few decades have created increased challenges:

- Larger vehicles
- Driver distraction
- Roadway congestion
- Quiet or silent electric vehicles

The future offers some technological/ systemic solutions

- Hands free technology
- Semiautonomous or Self driving vehicles
- Collision avoidance systems
- Ride Sharing – OUI decrease

WHAT DOES THE FUTURE HOLD?

- ▶ Staffing reductions will be strongly translated into traffic enforcement
- ▶ The police department will continue to be high on any list of proactive activity per officer
 - ▶ though the rate of exceeding our regions average by 353% will not be sustainable
- ▶ Engineering is the only real solution
 - ▶ Street and intersection design is the cheapest and most effective in the long run
 - ▶ Always on duty
 - ▶ Can't be biased
 - ▶ Almost 100% effective
- ▶ Traffic Cameras
 - ▶ Will need a considerable effort and leadership to build community support
 - ▶ Engagement with our local and regional restaurants and bars (Humphrey Street)

WHAT DOES THE FUTURE HOLD?

From the Swampscott Police:

- ▶ A continued effort towards engagement with pedestrians and drivers
- ▶ A community-based education program with a strong focus on the most vulnerable populations
- ▶ Targeted enforcement focused on safety need and resident concern
 - ▶ Continued transition from a production focus, to a result focus based on the true safety concern
 - ▶ Enforcement will still become more effective as engineered solutions allow us to become more focused
- ▶ Data Support for engineering efforts
 - ▶ Risk Terrain Modeling
 - ▶ Dr Joel Caplan Rutgers University
- ▶ Full support for all efforts by any Swampscott Agency
 - ▶ We will be a good partner

TOWN OF SWAMPSCOTT

REQUEST FOR PROPOSALS

FOR THE
LEASE OR PURCHASE
OF THE

PINE STREET REDEVELOPMENT AREA

FOR THE
PURPOSE OF CREATING

VETERANS AFFORDABLE HOUSING & VETERANS CENTER

LOCATED AT

10 NEW OCEAN STREET & 12-24 PINE STREET
SWAMPSCOTT, MA

Proposal Deadline

9:00 am
Monday, XXXXXX, 2023

Proposal Submission To

Business Manager
Swampscott Town Hall
22 Monument Ave
Swampscott, MA 01907

1) Property Description

The Town of Swampscott is offering for long-term lease or sale through the Request for Proposals (“RFP”) process, in accordance with Massachusetts General Laws Chapter 30B, land and improvements known as the Pine Street Redevelopment Area (“Property”), located at 10 New Ocean Street and 12-24 Pine Street, Swampscott, Massachusetts. The Property is comprised of two parcels: 1) designated as Assessor’s Map 3, Lot 3 and comprises 0.696 acres of land, more or less (less about 0.3 acres currently leased to a retail establishment); and 2) designated as Assessor’s Map 3, Lot 4 and comprises 0.360 acres of land, more or less. The Property is the site of a Veterans of Foreign Wars building (“Building 1”) and warehouse/industrial structure (“Building 2”) totaling about 16,800 gross square feet. Building 1 is currently occupied, while Building 2 is currently vacant. The Property is located in the B1 Business Zoning District.

Building 1 is a wood-frame building constructed in 1994 and classified as a “lodge.” Building 2 is a masonry structure constructed around 1945 and classified as a “factory.” Located at the corner of Pine and Erie Streets, Building 2 is bordered on its west side by the Stacey’s Brook underground drainage culvert. Neither of the buildings is anticipated or required to be reused in the redevelopment of the property. The Town is in the process of finalizing the acquisition of 12-24 Pine Street and is seeking proposals for the potential redevelopment of these adjoining lots.

A portion of 10 New Ocean Street (not subject to this RFP) includes a cannabis dispensary establishment that operates through a lease from the Town (approximately 0.3 acres at the southern portion of Assessor’s Map 3, Lot 3).

For the purposes of this RFP, the term “Town” shall mean the Town of Swampscott, the term “Town Administrator” shall mean the Town of Swampscott Town Administrator (and shall be interchangeable and synonymous with “Administrator”), and the term “Select Board” shall mean the Town of Swampscott Select Board (and shall be interchangeable and synonymous with “Board”). The aforementioned terms shall also mean “or its designee.” The term “Project” shall mean and refer to redevelopment of the property at 12-24 Pine Street and a portion of 10 New Ocean Street, Swampscott, Massachusetts, known as the Pine Street Redevelopment Area.

2) Purpose

The Town is requesting proposals from interested parties (referred to herein as the “Respondent”), with statements of qualifications, to lease or purchase and repurpose the Property in accordance with the objectives and restrictions specified herein. It is the goal of the Town that the Property be converted to serve as veterans affordable housing by complying with the restrictions and preferences set forth in this RFP. The Town is interested in creating between 30 and 40 rental units of affordable housing for veterans on the Property.

All proposals must provide for the inclusion of a VFW 1240 Post for veterans to gather together. It is anticipated that the Post will be at least XXXXX s.f. and will have amenities, including XXXXXX.

The Town **will not** lease or sell the Property for any other use other than for veterans affordable housing and the related uses expressly stated herein.

3) Zoning and Other Restrictions

Interested parties should review for themselves the zoning and other permitting requirements within the B-1 Business Zoning District and the Town's Zoning By-Laws. The Town is receptive to entertaining a Local Initiative Petition in accordance with M.G.L. Chapter 40B to facilitate the construction of this Project in a neighborhood-sensitive manner, which may still require waivers from certain existing local zoning and other requirements. The Town encourages the greatest compliance with existing zoning and local requirements while still meeting the purposes of this RFP.

4) Recommendations

Projects that meet the above requirements will be looked at more favorably by incorporating the following elements:

- Inclusion of 100% affordable units, including but not limited to the restriction of all units to low- and/or moderate-income housing, consistent with the requirements of the Department of Housing and Community Development's regulations at 760 CMR 56.00.
- The creation of veterans housing including the imposition of a local preference. Further consideration should be given to an additional preference for individuals over 55 years old.
- Incorporation of a new XXXX s.f. VFW Post 1240 to include a canteen, restrooms, and meeting spaces for the VFW and veteran-related organizations, which space will be leased to the VFW Post 1240 on a long-term basis.
- Structuring the transaction as a ground lease, with a term of up to 99 years, utilizing an upfront payment structure.

5) RFP and Anticipated Post-Selection Schedule

An outline of dates for this RFP along with the anticipated schedule after a Respondent is selected is provided below. Estimated dates are marked with an asterisk.

Request for Proposals Released	Wednesday, June 7
Pre-Submittal Meeting and Property Viewing	Wednesday, June 21
Close of Questions Period	Wednesday, June 28
Proposals Due	Monday, July 10
Review of Proposals Begins	Wednesday, July 12
Selection of Proposal	Late July *
Negotiations Between Town and Respondent	August *

Respondent shall complete its due diligence (e.g., title, inspections) within ninety (90) days from selection. Closing shall occur thirty (30) days from receipt of all final, un-appealable permits and approvals for the Project, but no earlier than ninety (90) days after selection.

6) Proposal Packages, Project Information and Submission Deadline

Parties interested in responding to this RFP are invited to submit a proposal in accordance with the following terms and conditions. With submission of a response to this RFP, the interested party acknowledges that they have read and understand the requirements and conditions herein.

Availability of Proposal Packages – All interested parties must obtain a copy of this RFP.

Submission Deadline – Sealed proposals must be received by the Business Manager no later than 9:00 am on Monday, XXXXX, 2023. Late, faxed, or emailed proposals will not be accepted. The front page of the proposal package must be clearly marked with the words “Pine Street Redevelopment Area Proposal.”

Pre-Submittal Meeting and Property Viewing – Interested parties will have the opportunity to attend a pre-submittal meeting, to be held at the Pine Street Redevelopment Area, 12-24 Pine Street, Swampscott, Massachusetts, on Wednesday, XXXXX, 2023, at 10:00 am, at which time Town representatives will review the materials included in this RFP and respond to questions about the Property, the selection process, and related issues. Town representatives will then conduct a viewing of the Property for interested parties. Interested parties may, on a separate date, arrange to conduct an inspection of the Property for purposes and under conditions agreeable to the Town.

Questions – Written responses will be provided to requests for clarification or interpretation of the meaning of the provisions of this RFP, including the documents attached hereto; to all questions raised at the pre-submittal meeting; and to those questions otherwise submitted in writing, and will be distributed to all parties who have received an RFP. In the sole discretion of the Town, written responses to questions raised during the Property viewing, or submitted in writing to the Town prior to or subsequent to the pre-submittal meeting and Property viewing, will be similarly distributed. The Town is not obligated, in any way, to waive RFP requirements, or create exceptions, for Respondents who choose not to attend the pre-submittal meeting or Property viewing. Written questions must be submitted to the Business Manager, 22 Monument Avenue, Swampscott, MA 01907, with “Pine Street Redevelopment Area RFP Query” clearly marked on the outside no later than 9:00 am on Wednesday, XXXX, 2023.

7) Proposal Review and Selection Process

Review Authority – Commencing on Wednesday, XXXXX, 2023, the Review Committee (comprised of the Town Administrator, Assistant Town Administrator (Administration),

Director of Community & Economic Development, and one or two members of the Select Board) will begin to review submitted proposal packages. The Review Committee may delegate the review tasks and accompanying responsibilities to its designee, which may be any individual, individuals, or a committee to be formed or already existing, as the Review Committee deems in its sole discretion to be appropriate.

Review Basis – Each proposal will be evaluated and scored based on the proposal's responsiveness to Town interests, the proposed use, and other selection criteria as specified in Appendix B. The statement of qualifications of each Respondent will be reviewed and scored to identify those who possess the development and construction experience, good standing in the industry, and the financial stability and capacity to develop the Project to completion.

Distribution of Proposals – During the review process, the proposal packages may be directed to such Town boards, committees, and individuals whose comments and observations the Review Committee deems will assist in the decision process. The Review Committee may seek advice and input from any Town boards, committees, or individuals, and from Town Counsel, during the review process.

Additional Information/Interviews – The Review Committee may request additional information of one or more Respondents relative to a proposal or qualifications. Requests shall be in writing with the expectation of a written response within a specified time. Respondents may also be invited to appear before the Review Committee and/or Select Board, which shall occur at an open, public meeting as required by applicable law or as determined by the Review Committee. Failure to comply with this request will result in a rejection of the proposal. The right to an interview does not automatically extend to all whose proposals are accepted for review but is granted at the sole discretion of the Review Committee or the Board.

Ranking and Award – The Review Committee will rank the submitted proposals in accordance with their respective scores. From this ranking, the Review Committee may select proposals for further review. The Review Committee, along with the Select Board, shall award the Project to the proposal that is most advantageous to the Town taking into consideration the selection criteria and the financial terms of all proposals that meet the minimum criteria.

Right to Withdraw – Proposals may be withdrawn without penalty prior to the submission deadline by written request to the Business Manager.

8) Rights Reserved by Town

- The Town reserves the right, in its sole discretion, to select one or more finalists to submit and negotiate a more fully-developed response. The Town reserves the right to waive minor irregularities or defects contained in any proposal and to allow exceptions

to the specifications and requirements herein, provided that such waiver or exception does not materially alter the conditions under which all proposals were submitted.

- Each Respondent must include sufficient supporting material to allow a meaningful and comprehensive evaluation of its proposal. The Town reserves the right to disqualify any proposal or response due to insufficient supporting or explanatory information, or to request additional supporting information.
- The Town reserves the right to reject or accept, in its sole discretion, any conditional proposal that is submitted.
- The Town reserves the right to reject any and all proposals, or to cancel the RFP, with no penalty, if deemed to be in the best interests of the Town.

9) Minimum Submittal Requirements

The proposal package must consist of a lease/sale value proposal and a Project proposal. Each Respondent must, at a minimum, submit the information and meet the standards indicated below. Failure to meet minimum submittal requirements will be sufficient cause to reject a proposal. Respondents are solely responsible for reviewing all the provisions of this RFP and any attachments, prior to submitting the proposal. Proposals that are incomplete, not properly endorsed, or are otherwise in conflict with the requirements of this RFP may be rejected.

Original/Copies – In a sealed package, submit one (1) unbound original and six (6) bound copies of the proposal, complete with all back-up materials for each proposal package. Submit the proposal package by 9:00 am, Monday, XXXXX, 2023, to:

Business Manager
Swampscott Town Hall
22 Monument Avenue
Swampscott, MA 01907

- Format – Proposals must be submitted in an 8 ½" x 11" format for text, and to the extent practical, for graphics. Oversized pages or graphics should be folded to 8 ½" x 11".
- Proposal Security – Proposal security in the form of a certified check, cashier's check or bid bond payable to the "Town of Swampscott" in the amount of five percent (5%) of the Respondent's proposed lease/sale value must accompany the proposal package. The proposal security of parties not selected will be returned within a reasonable time after the date of an award. Proposal packages which fail to include security, or those of responding parties who fail to provide the aforementioned security by the submission deadline, will be summarily rejected as non-responsive.

c. Project Proposal

To include the following elements:

- Cover Letter – A cover letter must include a statement of interest, identify the Respondent individual or entity, the proposed Property operator and name (if different than Respondent), address and contact information of all individuals with an interest in the Respondent.
- Project Description – The Project proposal must include details about the intended use, proposed buildings (new or reused), site improvements and elements, architectural and site plans, and any other details relevant to define the Project. The project description shall include a description of the number and type of affordable veterans units being proposed, together with the level of affordability, proposed amenity spaces, and related details. A summary of the waivers, if any, from existing local regulations (i.e. zoning, planning, conservation, etc.) required for the Project shall also be included.

Plans to be included:

- i. Site Plan (including parking, building footprint(s), walkways, and features)
 - ii. Building Elevations (height, roofline, façade treatment)
 - iii. Interior Floor Plans (unit location, common space, entrances, special use spaces)
- Project Team Qualifications – The proposal must identify the principal and support members of the project team. A resume for each person must be attached which demonstrates the qualifications, experience, and role of each member of the project team, including their experience with similar projects. References must also be included.
- Development Experience – Included must be a description of the Respondent's past and current experience in property demolition, rehabilitation, and construction (as applicable to the Project), including similar projects to the current Project. Include client contact names and telephone numbers.
- Financing and Financial Capacity – The Respondent must indicate how the Project and operations will be financed, including without limitation:
 - i. Detailed sources and uses, detailed development budget, and detailed pro forma for the Project.

- ii. If sources other than equity from the Respondent are required for the Project, details of all such sources, including without limitation, the identity of such source(s), the timing required to secure binding commitments for such source(s) and close on the transaction, and any requirements to be imposed on the Property in connection with such source(s).
 - iii. Copies of a pre-approval or other letters or documentation acknowledging that the Respondent has sufficient financial resources to complete the Project.
 - iv. For each proposed affordable residential unit, provide the number of bedrooms and bathrooms, the income qualification limits for such unit, and the proposed monthly rental for such unit.
 - v. The anticipated real estate tax and other revenue to be paid to the Town by the Project upon Project completion and for at least the first 10 years after completion.
 - vi. Details of a completion guaranty or performance bond to be provided by the Respondent to secure completion of the Project.
 - vii. Any proprietary information may be submitted separately.
- Time Frame – Respondents shall provide a project timeline, including without limitation, the proposed closing date, anticipated commencement of construction date, anticipated completion of construction date, and anticipated stabilization date.
 - Other Required Documents – Each Project proposal must include the following executed documents (see Appendix C):
 - i. Disclosure Statement
 - ii. Certificate of Non-Collusion
 - iii. Tax Compliance Certificate
 - iv. Statement of Beneficial Interest
 - v. Certificate of Authority
- d. Price Proposal Form – The proposal package must include a Price Proposal Form (see Appendix C), indicating the proposed dollar amount and payment structure of the lease or sale for the Property. All lease proposals shall be based on a so-called absolute triple net basis (i.e. the Respondent shall be responsible for all costs associated with the Property including the land and all improvements located thereon). Respondents shall use the form attached to this RFP.

10) Lease / Purchase and Sale Agreement

The Respondent who is awarded the Project shall be required to enter a binding agreement with the Town to purchase or lease the Property, as applicable (the "Binding Agreement"). The Binding Agreement shall incorporate the terms and conditions of this RFP and shall set forth the customary terms to be contained in the lease or the purchase and sale with the Respondent under similar circumstances and containing such other terms and provisions acceptable to the Town. The Binding Agreement shall be executed within ninety (90) days of the award of the Project. A Land Development Agreement (as discussed below), an Easement (as discussed below), and, in case of a proposed lease of the Property, a ground lease, and in the case of a sale of the Property, a proposed deed, shall be negotiated and attached as exhibits to the Binding Agreement and shall be executed at the closing. Further included shall be:

- a. The dollar amount of the ground lease (in total over course of lease term) or the purchase price;
- b. Proposed length of ground lease term (not to exceed 99 years), as applicable;
- c. Requirements for a deposit which, with the proposal security, shall be equal to ten (10%) percent of the total ground lease value or purchase price;
- d. A clause affirming the conditions upon which a closing will occur. Once said conditions have been met to the satisfaction of the Town, the closing shall occur within thirty (30) days, time being of the essence;
- e. A clause stating that the use of the Property shall be restricted to the proposed use identified in the proposal;
- f. The Respondent must represent and warrant that it, or its agents, have conducted a full inspection of the Property, and based on such investigation, is aware of the condition of the Property and accept the Property "as is." The Respondent must acknowledge that the Town has no responsibility for hazardous waste, oil, hazardous material or hazardous substances as those terms are defined under any applicable law, rule, or regulation, local, state, federal, or otherwise, on, in, under or emitting from the Property, or for any other condition or defect on the Property;
- g. A statement that the proposed Land Development Agreement (as discussed below) shall be incorporated by reference in its entirety in the Lease or Purchase & Sale Agreement; and
- h. A provision that the Property will be conveyed subject to a right of reverter reserved by the Town or shall be subject to such other provision that ensures that the future use and occupancy of the Property shall be in accordance with this RFP. Such provision shall

remain in effect until such time as the Respondent obtains financing to complete development of the Project.

11) Land Development Agreement and Public Easement

A. Land Development Agreement

At the closing of the Property, the Town of Swampscott and the Respondent shall execute a Land Development Agreement (LDA), which shall be recorded with the Essex South Registry of Deeds prior to any financing mortgage or other monetary encumbrance upon the Property. The LDA shall be negotiated, and the terms thereof agreed upon, in conjunction with the negotiation of the Binding Agreement. The LDA shall, at a minimum, specify the terms and conditions that must be satisfied prior to the lease or sale of the Property to the Respondent: (a) the Respondent has a firm commitment from an institutional lender for financing the development and completion of the Project in an amount and upon terms reasonably satisfactory to the Town; and (b) the Respondent has obtained all permits and approvals necessary and appropriate to develop the Project as proposed.

The LDA shall incorporate the Respondent's plan for the Property submitted with its RFP, and shall otherwise include, but not necessarily be limited to, the following:

- 1) Identification of the parties; description of the Property and an affirmation of the award of the Project to the Respondent.
- 2) A statement of the Respondent's obligation to develop, construct and otherwise use the Property in accordance with the RFP, the proposal, the LDA, and other terms and conditions required by the Town.
- 3) Respondent's acknowledgement that it will be solely responsible for securing all necessary approvals, licenses and permits required by government authorities; complying with all applicable state statutes, by-laws, codes and regulations, providing quality workmanship and using first-class materials of high quality.
- 4) A statement that the Respondent will not permit any mechanic's liens or similar liens to be imposed or remain on the Property for more than sixty (60) days.
- 5) A statement of the Respondent's rights relative to the sale, assignment, or refinancing of the Property.
- 6) A statement of the Respondent's obligations to place and maintain insurance on the Property and all improvements thereon.

- 7) General provisions that address the Town's right of access to the Property for the purpose of inspection.
- 8) A statement acknowledging the Respondent's responsibility for all development, construction, and operational costs.
- 9) A statement of the respective rights, obligations, and remedies of the Town in the event of default by the Respondent.
- 10) A statement of the Respondent's financial obligations in the event that the Town finds it necessary to enforce the LDA through legal proceedings.
- 11) A statement of those circumstances under which the Respondent shall indemnify the Town.
- 12) Provisions that address notices, waivers, term of the LDA, binding of parties, exclusivity of written agreement and governing law.

B. Easement

An easement for the Stacey's Brook culvert will be reserved by the Town, in the location generally shown in Appendix D. A more detailed plan in recordable form showing the easement area will be created and recorded at the closing.

12) Selection Criteria and Project Award

Each proposal will be evaluated and scored based on the proposal's responsiveness to Town interests, including, but not limited to, the selection criteria as specified in Appendix B herewith. The statement of qualifications of each Respondent will be reviewed and scored to identify those who possess the relevant experience, good standing in the industry, the financial stability and capacity to carry the Project to completion and meet the Town's objectives and commitment to maintain the integrity of the neighborhood.

The Respondent selected by the Board will be given exclusive rights to negotiate with the Town the terms of a Binding Agreement as discussed herein. If, at any time, such negotiations are not proceeding to the satisfaction of the Town, in its sole discretion, the Town may choose to terminate said negotiations and return any deposits previously provided to the Town, without any further obligation or liability to the Respondent. The Board may select another Respondent with whom to initiate negotiations.

13) Other Considerations

- The Town shall not be responsible for paying any broker's commission, or like compensation to any third party, and the Respondent agrees to indemnify and hold the Town harmless from any claims for such compensation.
- References may be checked for all parties identified as participating on the team.
- Respondents may submit more than one response to this RFP. However, each proposal to develop the Property must be a separate, complete package that can be considered independently.
- The Town Administrator may amend or revise the RFP as a result of questions submitted by Respondents or for any other reason that causes the Administrator to believe it would be in the best interests of the Town to do so. Such amendments or revisions will be sent prior to the submission deadline to all persons or firms who have been provided copies of the RFP.
- The Town assumes no responsibility for delays caused by the U.S. Postal Service or any other delivery service. Late responses will not be accepted nor will additional time be granted to individual Respondents unless the Administrator extends the required submittal date for all Respondents.
- The Town will not be liable for any costs incurred by any Respondents in the preparation and presentation of responses to this RFP or in the participation in views, interviews, negotiations, or any other aspect of this RFP process.
- Respondents are responsible for errors and omissions in their responses, and any such errors and omissions will not serve to alter the Respondent's legal obligations to the Town.
- This RFP and the responses, including all warranties, commitments and representations made in the successful response shall be binding and shall become contractual obligations to be incorporated by reference in the Binding Agreement, unless the Town in its sole discretion waives any such warranty, commitment or representation.
- The selection of a project team does not presume final approval of proposed plans. Submissions will be subject to the terms of the Binding Agreement, the Town of Swampscott's review process, and all required approvals.
- Proposals may not be withdrawn, amended, or modified for a period of one hundred eighty (180) days from the deadline for submission of proposals.

14) Questions

Please direct all questions regarding this RFP to:

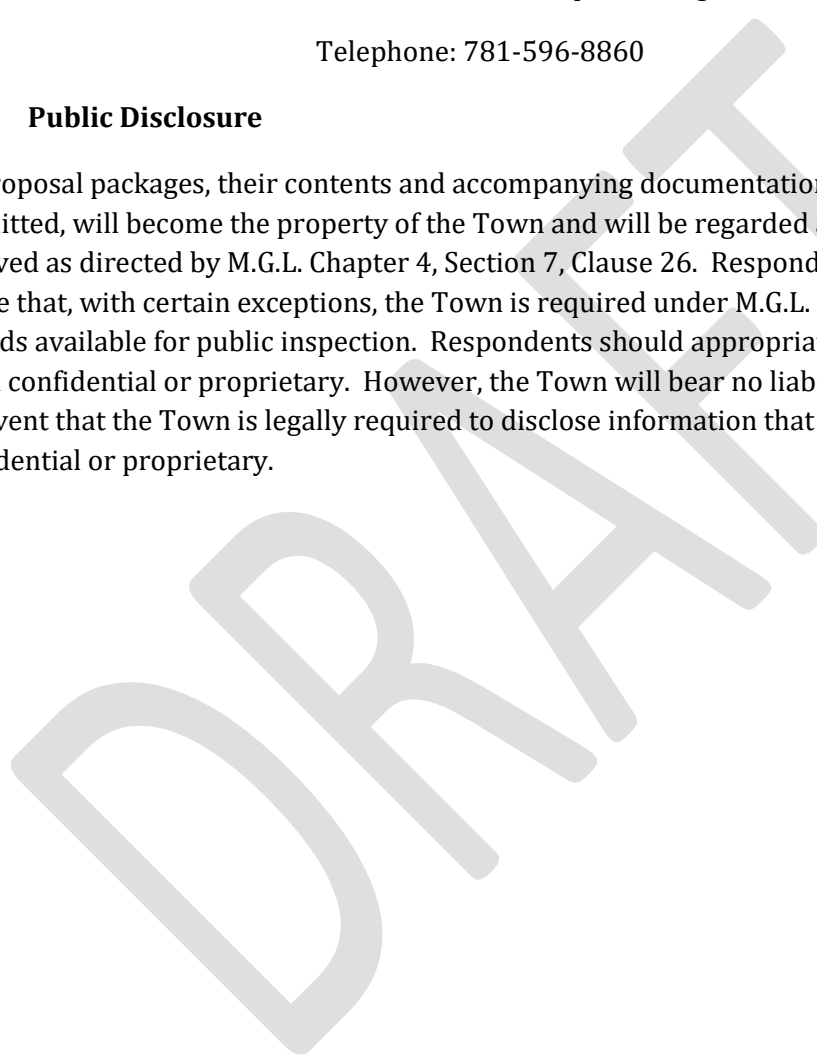
Business Manager
Swampscott Town Hall
22 Monument Avenue
Swampscott, MA 01907

nswanstrom@swampscottma.gov

Telephone: 781-596-8860

15) Public Disclosure

All proposal packages, their contents and accompanying documentation, no matter when submitted, will become the property of the Town and will be regarded as public records when received as directed by M.G.L. Chapter 4, Section 7, Clause 26. Respondents should be further aware that, with certain exceptions, the Town is required under M.G.L. Chapter 66 to make its records available for public inspection. Respondents should appropriately mark all materials they deem confidential or proprietary. However, the Town will bear no liability to any Respondent in the event that the Town is legally required to disclose information that a Respondent may define as confidential or proprietary.



Appendix A – Annual Town Meeting Article, as Amended, Moved & Voted

Town of Swampscott
Motion to Authorize the Disposition of 12-24 Pine Street & A Portion of 10 New Ocean Street
Annual Town Meeting
May 15, 2023

ARTICLE 11. To see if the Town will vote to authorize the Select Board to convey certain property, as follows: (a) a parcel of land containing 0.360 acres, more or less, and all improvements thereon, located at 12-24 Pine Street, identified as Assessor's Tax Map 3-4-0, and described in a deed recorded with the Essex South District Registry of Deeds in Book 40542, Page 4, and (b) a parcel of land, and all improvements thereon, being a portion of that property located at 10 New Ocean Street, identified as Assessor's Tax Map 3-3-0, and described in a deed recorded with the Essex South District Registry of Deeds in Book 1555, Page 45, said parcel shown on a sketch plan as set forth in Appendix C, on file with the Town Clerk, for affordable housing with a preference for veterans and inclusion of a new VFW Post 1240 and such other purposes as the Select Board shall determine, and on such terms and conditions as the Select Board shall deem appropriate; and to authorize the Select Board to enter into all agreements and take any and all actions as may be necessary or convenient to accomplish the foregoing purposes, or take any action relative thereto.

Sponsored by the Select Board.

Comment: This article directs the Select Board to utilize the acquired property as 12-24 Pine Street to seek and lead redevelopment of the property in order to provide for affordable housing with a preference for veterans and a new VFW Post 1240 for Veterans Crossing.

ARTICLE 11
Vote in Favor
5/15/23 ATM

Appendix B – Selection Criteria for the Pine Street Redevelopment Area

The ranking of proposals shall be evaluated from **Most Advantageous** to **Least Advantageous** and the selection of the Respondent shall be based on criteria and requirements including, but not limited to, the following:

1. **Community Benefits or Otherwise**

The Town wishes to attain the highest possible community benefit for the Property when redeveloped. Respondents are recommended to enumerate the various community benefits the Project will bring to Swampscott.

- Most Advantageous – The proposal maximizes public benefits to the Town by having a positive impact on the Town and the neighborhood.
- Least Advantageous – Proposals that do not provide any demonstrable public benefits to the Town and the neighborhood.

2. **Lease Value or Purchase Price**

The Town wishes to attain the highest possible lease value or purchase price for the Property in connection with a development proposal that is consistent with the intent and terms of this RFP.

- Most Advantageous – The highest lease value or purchase price with the fewest conditions attached thereto.
- Least Advantageous – Proposals with conditions potentially limiting the lease value or purchase price that the Town will realize.

3. **Ground Lease vs Sale**

The Town encourages Respondents to consider a long-term ground lease of the Property rather than a fee simple sale of the Property.

- Most Advantageous – Proposal of a ground lease with an upfront payment structure.
- Least Advantageous – Proposal of a fee simple purchase.

4. **Qualifications**

The Town wishes to lease or sell the Property to a Respondent with experience in projects of similar use, type and scale, and specifically transactions with municipalities,

and with the financial capacity to expeditiously complete the task.

- Most Advantageous – Extensive experience with similar projects, specifically with municipalities, and having strong financial capacity.
- Least Advantageous – Limited or no experience with similar projects and/or not having strong financial capacity.

5. **Design Quality**

The new development shall exhibit the highest levels of design creativity as well as sensitivity to the overall neighborhood context. The Respondent's plans and elevations shall define the key design elements of the development.

- Most Advantageous – A creative design solution that maximizes the site's use, melds housing and community uses, and enhances the overall neighborhood.
- Least Advantageous – A design that does not integrate housing and community use and/or which offers a design not consistent with and sympathetic to the overall neighborhood.

6. **Maximum Benefit and Minimal Impact**

The new development shall balance the ability to maximize the quantity of housing units while limiting the number of deviations from local regulations.

- Most Advantageous – A design solution that maximizes the development potential for number of housing units while limiting the need for deviations from local regulations.
- Least Advantageous – A design that limits the number of housing units or requires a significant amount of deviations from local regulations.

7. **Financial Resources**

The Respondent demonstrates the financial capability to complete the task.

- Most Advantageous – A proposal that includes a positive, historical record of completion of similar projects, including without limitation evidence of the financial strength of the Respondent, and a high likelihood of securing all financial resources required to commence and complete the Project.
- Least Advantageous – A proposal that does not include a positive, historical record of completion of similar projects, including without limitation evidence of the financial strength of the Respondent, and a high likelihood of securing all

financial resources required to commence and complete the Project.

8. Ability to Proceed

The Town wishes to have the Project permitted, the improvements completed, occupied, and operational as soon as possible.

- Most Advantageous – Proposals indicating the shortest reasonable timelines for the commencement, completion, and occupancy of the Project.
- Least Advantageous – Proposals for Projects needing longer time horizons for commencement, completion, and occupancy.

9. Qualifications and Experience of the Respondent

The Town requires evidence of the ability of the Respondent to commence substantive permitting work upon award of the contract, including preparation of drawings and plans, and the ability to accomplish the redevelopment and subsequent use of the Property.

- Most Advantageous – Demonstrated ability of the Respondent to lead the development effort and operation from predevelopment to full occupancy/stabilization, including without limitation maintaining compliance with all applicable regulatory requirements.
- Least Advantageous – Inability of the Respondent to demonstrate capacity to lead development effort, operation of the Project, and/or maintain compliance with all applicable regulatory requirements.

10. Inclusion of Affordable Housing

The Town desires the inclusion of units to be affordable to families earning 80% or less of the area median income, with such restriction to remain in place for the longest possible duration, but in no event less than 30 years.

- Most Advantageous – Provides that 100% of the housing units will be deed restricted for affordable housing.
- Least Advantageous – Provides that fewer than all of the housing units will be deed restricted for affordable housing.

11. Inclusion of Veterans Housing

The Town desires housing that will meet the needs of the community's veterans. Such Projects should identify the sale/lease restriction and design considerations to support

this demographic.

- Most Advantageous – Proposals which include a veterans preference for tenancy/sale and design elements appropriate for this population.
- Least Advantageous – Proposals which do not provide a veterans preference nor design elements appropriate for individuals of this population.

12. Inclusion of Age-Restricted Housing

The Town desires housing that will meet the needs of the community's growing 55+ year old population. Such Projects should identify the sale/lease restriction and design considerations to support this demographic.

- Most Advantageous – Proposals which include an age-based restriction for tenancy/sale (for individuals 55 years or older) and design elements appropriate for this population.
- Least Advantageous – Proposals which do not provide an age-based restriction nor design elements appropriate for individuals 55 years or older.

13. Inclusion of Local Preference

The Town desires housing that will meet the needs of the community's residents. Such Projects should identify the sale/lease preference for current and/or former Swampscott residents.

- Most Advantageous – Proposals which include a local preference tenancy/sale.
- Least Advantageous – Proposals which do not provide a local preference tenancy/sale.

14. Inclusion of VFW Post 1240

The Property includes the existing VFW Post 1240. The Town desires to see the redevelopment of this Property to include a new home for the veterans to gather. Therefore a Project with a new VFW Post 1240 (Veterans Crossing) is a necessary programming element.

- Most Advantageous – Proposals which include a new VFW Post 1240.
- Least Advantageous – Proposals which do not include a new VFW Post 1240.

Appendix C – Required Documents to be Filed with RFP

1. Price Proposal Form
2. Respondent Entity Disclosure Statement
3. Certificate of Non-Collusion
4. Tax Compliance Certificate
5. Disclosure of Beneficial Interests in Real Property Transaction
6. Certificate of Authority

Price Proposal Form

☐ LEASE ☐ PURCHASE

Please write your price proposal offer (lease value should equal total value over full term of lease):

Print/Type your proposal amount above in written form

Print/Type your proposal amount above in number form

Note: *Both the written form and the number form should indicate the same total amount. If there is a conflict between the written form and the number form amounts, the written form will control.*

Name of Respondent

Name of person signing proposal

Signature of person signing proposal

Date

Title

Address

City

State

Zip Code

Respondent Entity Disclosure Statement

Give full names and residences of all persons and parties interested in the foregoing proposal:

(Notice: Give first and last name in full; in case of a corporation, give names of President and Treasurer; in case of a limited liability company, give names of the individual members, and, if applicable, the names of all managers; in case of a partnership or a limited partnership, all partners, general and limited and; in case of a trust, all the trustees)

NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Kindly furnish the following information regarding the Respondent:

1) IF A PROPRIETORSHIP

Name of Owner: _____

ADDRESS	ZIP CODE	TELE #
Business: _____	_____	_____
Home: _____	_____	_____

2) IF A PARTNERSHIP

BUSINESS ADDRESS	ZIP CODE	TELE #
_____	_____	_____

PARTNER NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) IF A CORPORATION

Full Legal Name: _____

State of Incorporation: _____

Principal Place of Business	ZIP CODE	TELE #
_____	_____	_____

Qualified in Massachusetts:	Yes _____	No _____
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Place of Business in Massachusetts	ZIP CODE	TELE #
_____	_____	_____

Admitted in Massachusetts:	Yes _____	No _____
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Place of Business in Massachusetts	ZIP CODE	TELE #
_____	_____	_____

4) IF A LIMITED LIABILITY COMPANY

Full Legal Name: _____

State of Formation: _____

Principal Place of Business	ZIP CODE	TELE #
_____	_____	_____

Qualified in Massachusetts:	Yes _____	No _____
-----------------------------	-----------	----------

Place of Business in Massachusetts	ZIP CODE	TELE #
_____	_____	_____

Admitted in Massachusetts:	Yes _____	No _____
----------------------------	-----------	----------

Place of Business in Massachusetts	ZIP CODE	TELE #
_____	_____	_____

5) IF A TRUST

Full Legal Name: _____

Recording Information: _____

State of Formation: _____

Full names and address of all trustees:

NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Authorized Signature of Proponent: _____

Title: _____

Date: _____

(Note: This form must be included in the proposal submission)

Certificate of Non-Collusion

Under Massachusetts General Laws Ch. 30B, Section 10, the following Certification must be provided:

“The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.”

(Please Print)

Name of person signing proposal

Signature of person signing proposal

Date

Title

Address

City

State

Zip Code

(Note: This form must be included in the proposal submission)

Certificate of Tax Compliance

STATE LAW MANDATES THAT TO DO BUSINESS WITH THE TOWN OF SWAMPSCOTT the Massachusetts Revenue Enforcement and Protection Program of 1983 requires that the following be supplied with your bid:

Date: _____

Pursuant to Mass. G.L. Ch. 62C, Section 49A, I Certify Under the Penalties of Perjury That I, To My Best Knowledge and Belief, Have Filed All Mass. State Tax Returns and Paid ALL Mass. State and Town Taxes Required under Law.

Company Name

Street Address

Town or City

State

Zip Code

Telephone Number

Fax Number

Social Security Number **OR** Federal Identification Number

Certified by State Office of Minority and Women Business Association (SOMWBA)

Yes _____ Date of Certification _____

Failure to complete this form may result in rejection of bid and/or removal from Town Bid Lists.

Authorized Signature

(Note: This form must be included in the proposal submission)

**Disclosure Statement for Transaction with a
Public Agency Concerning Real Property
M.G.L. c. 7C, s. 38 (formerly M.G.L. c 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

1. Real Property:
2. Type of Transaction, Agreement, or Document:
3. Public Agency Participating in Transaction:
4. Disclosing Party's Name and Type of Entity (if not an individual):

5. Role of Disclosing Party (Check appropriate role):

☐ Lessor/Landlord ☐ Lessee/Tenant
☐ Seller/Grantor ☐ Buyer/Grantee
☐ Other (Please describe): _____

6. The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

Name	Residence
_____	_____
_____	_____
_____	_____
_____	_____

7. None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

Name	Title or Position
_____	_____
_____	_____

8. The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of

such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

9. This disclosure Statement is hereby signed under penalties of perjury.

Print Name of Disclosing Party (from Section 4, above)

Authorized Signature of Disclosing Party

Date (mm/dd/yyyy)

Print Name & Title of Authorized Signer

Certificate of Authority
(To be used by corporations and limited liability companies)

At a duly authorized meeting of the Board of Directors/Members of

_____, held on _____,
(Name of Corporation/Limited Liability Company) (Date)

it was VOTED that _____,
(Name) (Title)

of this corporation/company, be and hereby is authorized to execute proposals, contracts and bonds in the name of said corporation/company, and to affix its seal thereto; and such execution of any proposal, contract or obligation in this corporation's/company's name on its behalf by such office under seal of the corporation/company, shall be valid and binding upon the corporation/company.

I hereby certify that I am the secretary/authorized representative of the above named corporation/company and _____ is the duly elected officer
(Name)

as stated above of said corporation/company, and that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this proposal.

(Date) (Secretary)

Seal:

Appendix D – Informational Site Plan

The site plan provided below demonstrates the location of the Property (centered within the image and outlined in red) and relation to abutting properties and street network.

Blue properties = B-1 Business zoned properties

Grey properties = A-4 Residential zoned properties

Property lines shown are for informational purposes only.





Sean R. Fitzgerald
Town Administrator

Town of Swampscott

Office of the
Town Administrator
Elihu Thomson Administrative Building
22 Monument Avenue
Swampscott, MA 01907



Tel: (781) 596-8850
Email: sfitzgerald@swampscottma.gov

The following is the summarized list of June 2023 expiring terms and the members who have responded positively to our inquiries as well as current vacancies that we are working on filling.

Yellow = vacancy; **Red** = new member/appointment

AFFORDABLE HOUSING TRUST FUND

Eleanor Zambrano

Member

3-year term

Seeking new appointment
from alternate to member

Vacancy

Alternate

2-year term

Member resigned

ANDREW'S CHAPEL OVERSIGHT COMMITTEE

Kim Barry

Member

3-year term

Seeking reappointment

Marilyn Cassidy

Chair

3-year term

Seeking reappointment

COMMISSION ON DISABILITY

Jeffrey Brand

Member

3-year term

Seeking reappointment

Lauren Shrestha

Member

3-year term

Seeking new appointment

Vacancies - 2

Member

3-year term

Members resigned

CONSERVATION COMMISSION

Colleen Hitchcock

Member

3-year term

Seeking reappointment

Richard Simmons

Alternate

3-year term

Seeking reappointment

Vacancy

Alternate

3-year term

CONSTABLES

Vacancy

Member

3-year term

Select Board appointment

CONTRIBUTORY RETIREMENT

Thomas Driscoll

Member

3-year term

Seeking reappointment

COUNCIL ON AGING

Jennifer Nisbet

Member

3-year term

Seeking reappointment

Robert Powell

Member

3-year term

Seeking reappointment

Vacancy

Member

3-year term

Member resigned

HADLEY SCHOOL RE-USE ADVISORY COMMITTEE

Laurie Lebbon

Member

1-year term

Seeking reappointment

Mark Wolinski

Member

1-year term

Seeking reappointment

Vacancy - 2

Member

1-year term

Members resigned

HARBOR AND WATERFRONT ADVISORY COMMITTEE

Lisa Boemer

Member

1-year term

Seeking new appointment

Scott McBurny

Member

1-year term

Seeking reappointment

Jackson Schulze	Chair	2-year term	Seeking reappointment
Steven Speranza	Member	2-year term	Seeking reappointment
Alan Van Arsdale	Member	1-year term	Seeking reappointment
Ulf Westhoven	Member	2-year term	Seeking reappointment
Mark Wolinsky	Member	2-year term	Seeking reappointment

HISTORIC DISTRICT COMMISSION

Sylvia Belkin	Alternate	3-year term	Seeking reappointment
Andrew Steingiser	Member	3-year term	Seeking reappointment
Ingrid Strong	Member	3-year term	Seeking new appointment

HISTORICAL COMMISSION

Brendan Bradley	Alternate	3-year term	Seeking new appointment
Richard Smith	Member	3-year term	Seeking reappointment

MASSPORT COMMUNITY ADVISORY COMMITTEE

Alice Stein	Member	3-year term	Seeking reappointment
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OPEN SPACE & RECREATION COMMITTEE

Vacancy	Member	3-year term	Member resigned
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RAIL TRAIL DESIGN & CONSTRUCTION ADVISORY COMMITTEE

Ryan Conner	Chair	2-year term	Seeking reappointment
Jonathan Leamon	Member	2-year term	Seeking new appointment
Mary Ann O'Neill	Member	2-year term	Seeking reappointment
Alexis Runstadler	Member	2-year term	Seeking reappointment
Ralph Souppa	Member	2-year term	Seeking reappointment
Vacancies - four	Member	2-year term	Members resigned

RECREATION COMMISSION

Jacob Simon	Secretary	3-year term	Seeking reappointment
Jill Susarrey	Chair	3-year term	Seeking reappointment
Thomas Younger	Member	3-year term	Seeking reappointment

RENEWABLE ENERGY COMMITTEE

Diana Eddowes	Member	3-year term	Seeking reappointment
Ryan Hale	Chair	3-year term	Seeking reappointment
Joseph Roman	Member	3-year term	Seeking reappointment
Vacancy	Member	3-year term	Member resigned

SOLID WASTE ADVISORY COMMITTEE

Mary Ellen Fletcher	Member	1-year term	SB Appointee
Jonathan Gold	Member	1-year term	Seeking reappointment
Katherine Mikk	Member	1-year term	Seeking reappointment
Alix Smullin	Member	1-year term	Seeking reappointment
Wayne Spritz	Chair	1-year term	Seeking reappointment
Emily Westhoven	Member	1-year term	Seeking reappointment

TRAFFIC STUDY ADVISORY COMMITTEE

Trevor Henry	Member	1-year term	Seeking new appointment
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Vacancies - 3

Member/Alternate

1-year term

Members resigned

TREE COMMITTEE

Ana Nenshati	Member	3-year term	Seeking reappointment
Jim Olivetti	Chair	1-year term	Seeking reappointment

WAR MEMORIAL SCHOLARSHIP FUND COMMITTEE

Vacancy

Ex-Officio

None

None

WATER & SEWER RATE REVIEW ADVISORY COMMITTEE

Charles Patsios	Member	1-year term	Seeking reappointment
Ralph Souppa	Member	1-year term	Seeking reappointment

SB Vacancy

Member

1-year term

SB Appointee

ZONING BOARD OF APPEALS

Paula Pearce	Associate	2-year term	Seeking reappointment
Andrew Rose	Member	5-year term	Seeking reappointment
Susan Sinrich	Associate	2-year term	Seeking new appointment



DLS

DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

Christopher C. Harding
Commissioner of Revenue

Sean R. Cronin
Senior Deputy Commissioner

Informational Guideline Release

Bureau of Municipal Finance Law
Informational Guideline Release (IGR) No. 19-14
December, 2019

**(Supersedes IGR No. 00-209, IGR 01-207, IGR 02-208
And Prior Inconsistent Written Statements)**

COMMUNITY PRESERVATION FUND

(General Laws c. 44B)

This Informational Guideline Release (IGR) explains to local officials the procedures and requirements for establishing a special fund that may be appropriated and spent for certain open space, recreational, historic resource and affordable housing purposes.

Topical Index Key:

Borrowing
Collection Procedures
Special Funds
Tax Bills

Distribution:

Assessors
Collectors
Treasurers
Clerks
Accountants and Auditors
Mayors/Selectmen
City/Town Managers/Exec. Secretaries
Finance Directors
City/Town Councils
City Solicitors/Town Counsels

Supporting a Commonwealth of Communities

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Bureau of Municipal Finance Law
Informational Guideline Release (IGR) No. 19-14
December, 2019

**(Supersedes IGR No. 00-209, IGR 01-207, IGR 02-208
And Prior Inconsistent Written Statements)**

COMMUNITY PRESERVATION FUND

(General Laws c. 44B)

SUMMARY:

These updated guidelines explain the municipal finance provisions of the Community Preservation Act (CPA), which is found in the General Laws at [c. 44B](#). Under the CPA, any city or town may establish a special “Community Preservation Fund” (CP Fund) that may be appropriated and spent for certain open space (including recreation), historic resource and community housing purposes.

To establish a CP Fund, a community must accept [G.L. c. 44B §§ 3-7](#). There are two alternative methods of acceptance: through [G.L. c. 44B, § 3\(b\)](#) or [G.L. c. 44B, § 3\(b½\)](#). Acceptance requires majority approval of both the community’s legislative body and voters at the next regular municipal or state election. In both cases, the community adopts a property tax surcharge and the surcharge revenue is credited to the CP Fund. A community that accepts the CPA through § 3(b½), however, may also appropriate other municipal revenue to the CP Fund. Under either acceptance method, the total local contribution (surcharge revenue plus other municipal revenue credited to the CP Fund) cannot exceed three percent of the tax levy. As an alternative to legislative body approval, a petition may be submitted for placing the acceptance on the ballot. [G.L. c. 44B, § 3\(h\)](#).

In addition to local revenues, a second source of revenue for the CP Fund is annual distributions received from the state “Massachusetts Community Preservation Trust Fund,” also created under the act. Monies distributed from the state trust fund come primarily from surcharges on fees charged for recording various documents with the Registry of Deeds or Land Court.

A community accepting the CPA must establish a Community Preservation Committee (CPC) to make annual recommendations to its legislative body regarding expenditures from the CP Fund. In each fiscal year, the community must spend or reserve at least 10 percent of the annual CP Fund revenues for each of the CPA’s community preservation purposes: open space (including recreation), historic resources and community housing.

BUREAU OF MUNICIPAL FINANCE LAW PATRICIA HUNT, CHIEF

GUIDELINES:

I. COMMUNITY PRESERVATION ACT ADOPTION

A. Acceptance by Legislative Body and Electorate

Acceptance requires approval of both the legislative body of the city or town and the electorate at the next regular municipal or state election. [G.L. c. 44B, § 3](#).

1. Legislative Body Action

A majority of the legislative body of the city or town must first approve a specific proposal to present to the voters. The legislative body is defined as town meeting, town council, city council, board of aldermen or other body with the power to approve budgets, authorize debt and adopt by-laws or ordinances for the community. [G.L. c. 44B, § 2](#).

a. Required Action

The legislative body of the city or town must approve a specific proposal to present to the voters under either [G.L. c. 44B, § 3\(b\)](#) or [G.L. c. 44B, § 3\(b½\)](#).

- (1) The legislative body accepts G.L. c. 44B, §§ 3-7 by approving a surcharge up to three percent of the real estate tax levy. [G.L. c. 44B, § 3\(b\)](#);

or

- (2) The legislative body accepts G.L. c. 44B, §§ 3-7 by approving a surcharge of not less than one percent and the appropriation of additional revenue from other municipal sources up to two percent of the real estate tax levy. When added together, the surcharge and additional municipal revenue cannot exceed three percent of the real estate tax levy. [G.L. c. 44B, § 3\(b½\)](#). (See Section III below for more information regarding this alternative.)

b. Discretionary Action

The legislative body may include any or all of the following surcharge exemptions in the proposal to be presented to the voters. [G.L. c. 44B, § 3\(e\)](#):

- (1) An exemption for property owned and occupied as a domicile by a person who would qualify for low income housing or low or moderate income senior housing in the community. [G.L. c. 44B, § 3\(e\)\(1\)](#).

- (2) An exemption for Class Three, Commercial, and Class Four, Industrial, property if the community annually adopts a higher tax rate for those classes. [G.L. c. 44B, § 3\(e\)\(2\).](#)
- (3) An exemption for \$100,000 of the assessed valuation of Class One, Residential, parcels. [G.L. c. 44B, § 3\(e\)\(3\).](#)
- (4) An exemption for \$100,000 of the assessed valuation of Class Three, Commercial, and Class Four, Industrial, parcels. [G.L. c. 44B, § 3\(e\)\(4\).](#)

c. Timing

After the legislative body accepts the CPA and adopts a surcharge plan, the acceptance referendum must be placed before the voters at the next regularly scheduled municipal or state election where the municipality can comply with applicable referendum notice requirements of [G.L. c. 54, § 42C](#). [G.L. c. 44B, § 3\(g\).](#)

For example, the legislative body accepts the CPA and adopts a surcharge at its meeting held on May 1. The next regularly scheduled municipal election is May 20 and the next regularly scheduled state election is November 2. Because the next regularly scheduled municipal election is less than 35 days after the legislative body's acceptance of the CPA, the acceptance referendum cannot be placed on the municipal election ballot because it is not possible to give the city or town clerk the required 35 days advance notice of the referendum. In this case, the acceptance referendum must be placed before the voters at the next regularly scheduled state election because the city or town is able to give the secretary of state the required 60 days advance notice of the referendum.

2. Voter Action

a. Question Form

The referendum question presented to the voters must read as follows:

Shall this (city or town) accept sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?

b. Question Summary

A fair, concise summary and purpose of the CPA provisions that are the subject of the referendum must appear underneath the question. The summary is to be prepared by the community's city solicitor or town counsel and must include the surcharge percentage approved by the legislative body. It should also include any exemptions adopted by the

legislative body and state whether the CPA is adopted pursuant to [G.L. c 44B, § 3\(b\)](#) or [G.L. c 44B, § 3\(b½\)](#) and, if § 3(b½), the maximum percentage of additional municipal revenues that may be appropriated to the CP Fund pursuant to § 3(b½). It should also state the effective fiscal year of the acceptance and any other relevant information. (See the Secretary of the Commonwealth [Elections Division](#) website for additional information on the ballot question and a sample “fair and concise summary.” See also CPA Acceptance – Sample Fair and Concise Summary, Attachment I-1 below.)

c. Question Approval

The question is approved and the statute accepted if a majority of the voters voting on the referendum question vote “yes.”

(See CPA Acceptance – Sample Language, Attachment I-1 below.)

B. Acceptance by Petition

An alternative acceptance procedure may be used if the legislative body of the city or town does not accept the CPA and approve a surcharge amount at least 90 days before a regular municipal, or 120 days before a regular state, election. [G.L. c 44B, § 3\(h\)](#).

Under the alternative procedure, the voters of a city or town may file a petition to have a referendum question placed on the ballot seeking acceptance of the CPA, approval of a specific surcharge percentage and approval of any allowable exemptions. The petition must be signed by at least five percent of the registered voters of the city or town and filed with the local board of registrars of voters, board of election commissioners or election commission. The petition must state the surcharge percentage and any exemptions. It should also state whether the CPA is adopted pursuant to [G.L. c 44B, § 3\(b\)](#) or [G.L. c 44B, § 3\(b½\)](#) and, if § 3(b½), the maximum percentage of additional municipal revenues that may be appropriated to the CP Fund pursuant to § 3(b½). It should state the effective date of the acceptance and other relevant information. The board or commission must certify the signatures within seven days of filing. Although the CPA does not provide a format for a ballot question proposed by petition, the question should be in substantially the same form as the ballot question after approval by the legislative body and the city solicitor or town counsel should prepare a fair and concise summary to be printed below the question.

The city or town clerk or secretary of state must then place the question on the ballot at the next regular municipal or state election held after certain minimum time periods. If the question is to appear on a municipal election ballot, the election must be held at least 35 days after the certification of the signatures. For questions appearing on a state election ballot, at least 60 days must elapse before the election can occur. (For additional information on the process of accepting the CPA by petition and sample language for a petition and question, see the Secretary of the Commonwealth [Elections Division](#) website.)

(See CPA Acceptance – Sample Language, Attachment I-1 below.)

C. Effective Date

The effective date of acceptance will be:

- The next (or later) fiscal year following the election as expressly stated in the vote.
- The next fiscal year following the election if the vote does not express an effective date.
- The current fiscal year of the election if:
 - Expressly stated in the vote and
 - The tax rate has not been set at the time of the vote.

D. Notification of Acceptance

The city or town clerk must notify the DLS Data Analytics and Resources Bureau (DARB) if the statute is accepted. The notification form is available on the [DLS website](#). To receive distributions from State Trust Fund, acceptance must be reported not later than September 15 of the fiscal year following the close of the fiscal year surcharge first assessed.

E. Amended Acceptance

At any time after imposition of the surcharge, a city or town may amend its acceptance of the CPA under [G.L. c. 44B, § 16\(a\)](#). Amendment is by majority vote of the legislative body and by referendum.

A city or town may amend the surcharge percentage and exemptions. In addition, if a city or town has accepted G.L. c. 44B, §§ 3-7 under § 3(b) and wishes to appropriate additional municipal revenue to the CP Fund, it must use the amended acceptance process under [G.L. c. 44B, § 16\(a\)](#) and adopt the alternative funding provision set forth in [G.L. c. 44B, § 3\(b½\)](#).

The amendment referendum question should be in a form similar to the CPA acceptance referendum question after approval by the legislative body and must include a fair and concise summary prepared by the city solicitor or town counsel printed below the question. (See Section I.A.2 above.)

The effective date of the amendment is determined in the same manner as the effective date of the original acceptance.

(See CPA Surcharge Rate or Exemption Amendment – Sample Language, Attachment I-2 below.)

F. Revocation of Acceptance

Acceptance may be revoked, but the city or town must wait until at least five years after the referendum passes to do so. Revocation is in the same manner as acceptance. If the

city or town accepted G.L. c. 44B, §§ 3-7 by majority vote of the legislative body and by referendum, revocation is by majority vote of the legislative body and by referendum. If the acceptance was by petition ([G.L. c. 44B, § 3\(h\)](#)), then revocation is by petition. The effective date of the revocation is determined in the same manner as the effective date of original acceptance and amendments. The surcharge continues to be assessed, however, until all obligations incurred and funded by the city or town from CP Fund revenues are paid. [G.L. c. 44B, § 16\(b\)](#). (See Section VI-A-3 below for Wind-down of Fund on CPA Revocation.)

Reducing a surcharge to a de minimis amount (for example 0.1 percent) is tantamount to a revocation and the procedures for revocation must be followed.

(See CPA Revocation – Sample Language, Attachment I-3 below.)

G. Simultaneous Revocation and Amendment Questions

Both revocation and surcharge amendment questions may be presented at the same election. If both are approved, the CPA is revoked but the amended rate applies to any surcharges that must be assessed to wind down the fund. If the revocation is rejected, but the amendment approved, the amended rate applies to future surcharges.

II. COMMUNITY PRESERVATION SURCHARGE

In a city or town that accepts [G.L. c. 44B, §§ 3-7](#), a community preservation surcharge is assessed on the municipality's real estate taxes. (See Section I-C above for effective date of acceptance.) Taxes assessed on personal property, or by water, fire or other tax levying districts within the municipality, are not subject to the surcharge. Amounts generated by the surcharge are not subject to the levy limitations of Proposition 2½.

A. Surcharge Assessment and Billing

The surcharge is imposed on every type of real estate tax assessment made by the community, including all preliminary, actual, omitted, revised and supplemental assessments. The surcharge must be displayed as a separate item on the tax bills, commitments and warrants issued for those assessments. Assessors should also forward a separate notice of commitment for the surcharge to the accounting officer.

Some communities may not have modifications in their billing software completed in time to bill the surcharge on the first preliminary tax bill. In that case, the surcharge commitment and billing can be deferred to the next tax bill to make the technical changes. The failure to bill a preliminary surcharge installment for technical reasons does not change the surcharge owed. The total surcharge for the year remains the same, but will be payable in fewer installments. We recommend that a stuffer be included with the first tax bill that explains the purpose and calculation of the surcharge, when the surcharge will ordinarily be billed and due, and the procedures for seeking any local option surcharge exemptions. (See Section V-B-1-a below for information on the use of community preservation funds for billing software changes in the first year of implementation.)

B. Surcharge Amount

The surcharge is calculated by multiplying the real estate tax on the parcel, as reduced by any property tax exemptions or abatements authorized by [G.L. c. 59](#) or any other law, by the adopted percentage. Therefore, the surcharge to be paid by a taxpayer receiving an exemption or abatement is reduced in proportion to the amount of such exemption or abatement, and real estate parcels that are fully exempt from property taxes are not subject to any surcharge. [G.L. c. 44B, § 3\(c\)](#).

Reductions in real estate tax liability pursuant to [G.L. c. 59, § 5K](#) (senior work-off abatement) and [G.L. c. 59, § 5N](#) (veteran work-off abatement), adopted by local option, must be treated as exemptions for purposes of calculating the community preservation surcharge.

Parcels may also be fully or partially exempt from the surcharge if the community adopts any of the CPA exemptions. (See Section I-A-1-b above.)

C. Delinquent Surcharges

Surcharges not paid by the due date accrue interest at the rate set forth in [G.L. c. 59, § 57](#) in the same manner as overdue property taxes in the community. Interest on overdue surcharges belongs to the CP Fund.

D. Partial Payments

If a taxpayer expressly directs the tax collector to apply a payment to the regular real estate tax and not the surcharge, the collector must apply the payment as directed. Otherwise, the collector may determine how to apply the payment.

E. Collection Remedies

Collectors may enforce collection of the surcharge with any or all of the remedies available for collection of regular real estate taxes, including a tax taking. [G.L. c. 44B, § 4\(c\)](#); [G.L. c. 60](#). The lien for the surcharge arises as of the January 1 assessment date of the fiscal year to which the surcharge relates and terminates the same time as that year's real estate tax lien. Collectors should perform timely takings to ensure that both liens do not terminate. [G.L. c. 60, § 37](#); [G.L. c. 60, § 53](#).

A standard notation should be pre-printed on all municipal lien certificates that real estate taxes in the community are subject to the community preservation surcharge under [G.L. c. 44B](#). Collectors should list separately the amount of any outstanding surcharge on the certificate in the same manner as an outstanding district tax is shown.

F. Abatements and Exemptions

All committed surcharge amounts abated or exempted are charged to the community preservation surcharge receivable of the fiscal year. This includes reductions in committed surcharges resulting from an abatement or exemption of the real estate tax,

or an abatement or exemption of the surcharge itself. The abatement or exemption certificate, as well as any abatement and exemption reports to other officers, should state separately the amount of any surcharge abatement or exemption granted.

G. Refund Accounting

All refunds of surcharges are accounted for in the CP Fund.

H. Surcharge Deferrals

Taxpayers who are eligible to defer property taxes under [G.L. c. 59, § 5\(41A\)](#) may not defer the surcharge.

I. Surcharge on Classified Land Taxes

The community preservation surcharge assessed on classified forest land under [G.L. c. 61](#), agricultural or horticultural land under [G.L. c. 61A](#) and recreational land under [G.L. c. 61B](#) is calculated based on the real estate tax generated by the classified value of the property. The surcharge is not assessed on withdrawal, rollback or conveyance taxes imposed under G.L. Ch. 61, 61A or 61B.

J. Local Option Surcharge Exemptions ([G.L. c. 44B, § 3\(e\)](#))

1. Decisionmaker

The board of assessors grants or denies all surcharge exemptions.

2. Eligibility Date

Exempt status is determined as of January 1. Any ownership, occupancy, age, income or usage classification requirement for the exemption must be met as of that date.

3. Eligibility Requirements

a. Residential Exemption ([G.L. c. 44B, § 3\(e\)\(3\)](#))

The residential exemption applies to the real estate tax assessed on the first \$100,000 in assessed valuation of all properties classified as Class One, Residential, as of January 1. If the property is multiple-use, the exemption applies to the real estate tax assessed on the first \$100,000 of the portion of the assessed valuation allocated to Class One.

b. Commercial/Industrial Exemptions ([G.L. c. 44B, § 3\(e\)\(2\) and \(4\)](#))

There are two commercial/industrial exemptions that apply to the real estate tax assessed on properties classified as Class Three, Commercial, and Class Four, Industrial, as of January 1.

- (1) The first commercial/industrial exemption ([G.L. c. 44B, § 3\(e\)\(2\)](#)) is a total exemption from the surcharge and applies only in a fiscal year in which the tax rate is split. If a property is multiple-use, the exemption applies to the real estate tax assessed on the portion of the assessed valuation allocated to commercial and industrial.
- (2) The second commercial/industrial exemption ([G.L. c. 44B, § 3\(e\)\(4\)](#)) applies to the real estate tax assessed on the first \$100,000 in assessed valuation of all properties classified as commercial/industrial. If the property is multiple use, the exemption applies to the real estate tax assessed on the first \$100,000 of the portion of the assessed valuation allocated to commercial and industrial.

For example, Anytown has accepted an exemption for the first \$100,000 of value of residential (Class One) properties and an exemption for the first \$100,000 of value of commercial/industrial (Class Three and Four) properties. A property has an assessed value of \$500,000 allocated as follows: \$200,000 Class One and \$300,000 Class Three. The CPA surcharge will be on the real estate tax assessed on \$100,000 Class One and \$200,000 Class Three.

c. Low Income/Low or Moderate Income Senior Exemption ([G.L. c. 44B, § 3\(e\)\(1\)](#))

(1) Eligible Taxpayers

(a) Ownership and Occupancy

An applicant for the low income or low or moderate income senior exemption must be a natural person, who owns and occupies the property as a domicile (primary residence) as of January 1. An applicant may be (1) sole owner, (2) co-owner, (3) life tenant or (4) trustee with sufficient beneficial interest in the property under the terms of trust. All co-owners do not have to occupy the property as a domicile for the exemption to be granted.

The exemption does not apply to residential property owned in whole or in part by a corporation or other business entity.

(b) Age

To qualify as a senior, the applicant must be 60 or older as of January 1.

(2) Income Limits

Each co-owner of the domicile must meet a household annual income standard for the low income or low or moderate income senior exemption to be granted. The income standard is based on the area-wide median income determined annually by the United States Department of Housing and Urban Development. Therefore, assessors must establish new limits for each year.

Annual household income is the income received from all sources regardless of income tax status under federal or state law during the calendar year preceding January 1 by all members of the household 18 or older who are not full-time students, less deductions for dependents other than a spouse and certain medical expenses. That amount must be at or below the allowable income limit for the household type (senior or non-senior) and size.

(See Community Preservation Surcharge Low/Moderate Income Exemption for more information, Attachment II-1 below.)

(3) Exemption Amount

A qualified taxpayer receives an exemption of the entire surcharge attributable to the real estate tax assessed on the Class One, Residential, assessed valuation of the parcel, regardless of ownership share or number of residential dwelling units.

4. Applications

a. Submittal

Taxpayers must apply annually for the low income or low or moderate income senior exemption. Application may be made on [Form CP-4](#) or other format developed by the assessors to obtain the same information. Assessors do not need to obtain prior approval of the Commissioner of Revenue to use forms they have designed so long as the content is essentially the same as [Form CP-4](#).

Assessors may review applications submitted by seniors for a [G.L. c. 59, § 5, Clause 41, 41B or 41C personal exemption or Clause 41A tax deferral](#) to determine eligibility for the low or moderate income exemption as well. In those cases where no further information is needed to establish eligibility for the exemption, it may be granted without requiring completion of a separate application.

b. Deadline

An application for exemption must be filed on or before the deadline for an application for exemption under [G.L. c. 59, § 59](#) – April 1 of the year

to which the tax relates or 3 months after the bill is issued, whichever is later.

c. Denials

Assessors may determine their own forms for denials of exemptions by adapting their ordinary real estate abatement/exemption denial notices.

d. Appeals

Any person aggrieved by a decision of the assessors, or by their failure to act, on an application for exemption may appeal as provided in [G.L. c. 59, §§ 64 – 65B](#).

e. Public Disclosure of Application Information

Applications for exemptions are open for inspection only as provided in [G.L. c. 59, § 60](#). Except in proceedings before the county commissioners, the appellate tax board or a court, applications for exemption are available for inspection only by assessors, the commissioner, deputies, clerks and assistants of either the assessors or the commissioner and such other officials or private auditors of the commonwealth or the city or town who are required to inspect such applications in the performance of their official duties. In addition, the applicant and his designated representative may inspect and obtain a copy of the application.

III. ALTERNATIVE MUNICIPAL FUNDING - G.L. c. 44B, § 3(b½)

A. Purpose

Cities and towns can qualify for all three rounds of state trust fund distributions by accepting the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#), adopting (at least) a one percent surcharge on the real estate tax levy and appropriating additional municipal revenues to the CP Fund so that the total funds (surcharge plus additional municipal revenues) equal three percent of the real estate tax levy. (See Section I above for CPA Adoption under [G.L. c. 44B, § 3\(b½\)](#) and Section VI-B below for information on state trust fund distributions from the Massachusetts Community Preservation Trust Fund.)

B. Allowable Sources of Additional Municipal Revenue

1. General Fund Revenues

2. Available Funds - If subject to a restriction, the funds remain subject to the restriction. For example: (i) sale of real estate proceeds, if not needed to pay off indebtedness, may be appropriated for CPA purposes consistent with the restrictions of [G.L. c. 44, § 63](#); and (ii) existing dedicated housing, open space

and historic preservation funds, however authorized, may be appropriated for a CPA purpose consistent with any restrictions.

3. Gifts for Community Preservation Purposes received from private sources.
4. Prohibited Funds - Funds shall not include any state or federal funds.

C. Appropriation of Additional Municipal Revenues to the Community Preservation Fund

1. Adoption of CPA Pursuant to G.L. c. 44B, § 3(b½)

For a city or town to be eligible to appropriate additional municipal revenues to the CP Fund, it must have adopted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#). (See Section I-E above for Amendment Procedure for a community that has already adopted the CPA pursuant to [G.L. c. 44B, § 3\(b\)](#) and wishes to appropriate additional municipal revenues to the CP Fund pursuant to [G.L. c. 44B, § 3\(b½\)](#). And see Section VI-C below, for discussion of supplemental appropriations for community preservation projects that do not become part of the CP Fund.)

2. Appropriation by the Legislative Body

The legislative body must vote the appropriation of additional municipal revenues to the CP Fund. The appropriation must:

- a. State a fixed dollar amount.
- b. Be voted before the tax rate is set if appropriating from general fund.
- c. Be voted by June 30 if from available funds.

3. Eligibility for State Trust Fund Distributions (State Matching Funds)

- a. Additional sources of municipal revenue must be appropriated to the CP Fund by June 30, to be counted for the purpose of state trust fund distributions.
- b. To be eligible for three rounds of matching funds from the state trust fund, the city or town must have appropriated additional sources of municipal revenues to the CP Fund so that the total funds (additional appropriated municipal revenues plus surcharge) equal three percent of the real estate tax levy.

D. Cessation of Appropriation of Additional Sources of Municipal Revenue

If the city or town no longer appropriates all or part of the additional revenues pursuant to [G.L. c. 44B, § 3\(b½\)](#), the surcharge of not less than one percent remains in effect unless amended or revoked pursuant to [G.L. c. 44B, § 16](#).

IV. COMMUNITY PRESERVATION COMMITTEE

A. Establishment

Every city or town that accepts [G.L. c. 44B, §§ 3-7](#) must enact a by-law or ordinance establishing a Community Preservation Committee (CPC). [G.L. c. 44B, § 5](#). The by-law or ordinance must address, at a minimum, the following:

- The composition of the committee.
- The member selection method by election or appointment. The term members will serve.
- In a city, the ordinance must also set forth the mechanisms under which the legislative body may approve or veto community preservation appropriations consistent with the city charter.

The by-law or ordinance should also state whether, upon revocation of the CPA, the committee will continue to provide spending recommendations for remaining community preservation funds that are not required for the satisfaction of outstanding obligations. (See Section I-F above on Revocation of Acceptance and Section VI-A-3 below on Wind-down of Fund on CPA Revocation.)

In order to take advantage of community preservation opportunities, the legislative body should be asked to adopt the by-law or ordinance at the same time it is asked to accept the CPA and approve the surcharge percentage. Any by-law or ordinance adopted at that time may not take effect, however, until the voters subsequently approve the acceptance referendum question and, in towns, all by-law approval procedures under [G.L. c. 40, § 32](#) have been followed.

B. Membership

The CPC must consist of five to nine members. The members must include a designee from each of the following boards, commissions or authorities:

- The conservation commission ([G.L. c. 40, § 8C](#)).
- The historical commission ([G.L. c. 40, § 8D](#)).
- The planning board ([G.L. c. 41, § 81A](#)).
- The board of park commissioners ([G.L. c. 45, § 2](#)).
- The housing authority ([G.L. c. 121B, § 3](#)).

If these municipal agencies do not exist in the community, the by-law or ordinance may designate other members from agencies or persons performing like duties.

C. Action

A majority of the members of the CPC shall constitute a quorum and the majority of the quorum may act on committee matters. [G.L. c. 44B, § 5\(c\)](#).

D. Role

The CPC is responsible for evaluating the community preservation needs of the city or town and making recommendations for appropriations from the CP Fund to the community's legislative body as part of the annual budget process. Its role is analogous to that of a capital planning committee in developing a multi-year capital improvement plan for a community and presenting an annual capital budget to its legislative body.

1. Annual Needs Study

The committee must study the community preservation needs, possibilities and resources of the city or town (including consideration of regional community preservation projects), consulting with various municipal agencies, particularly those represented on the committee. It should then develop a community preservation program and financial plan for the city or town. The program should identify long-term and short-term goals and needs, set criteria for evaluating proposed acquisitions and initiatives, prioritize projects and estimate their costs. The financial plan should include a multi-year revenue and expenditure forecast and identify the fund or other municipal financing source for each proposed project. The program and financial plan should be reviewed and updated annually to reflect changes in the community's needs, priorities and resources.

The committee must hold at least one public, informational hearing as part of the initial study and annual review process. Notice of the annual hearing must be posted at least two weeks before the hearing date. In addition, the committee must publish a hearing notice in a newspaper of general circulation in the community for each of the two weeks before the hearing date.

2. Annual Recommendations and Budget

The community preservation budget should include the committee's revenue projections for the fiscal year and identify all appropriations that the committee recommends funding from CP Fund financing sources. CPA appropriations fall into two categories: (1) for the CPC's administrative or operating budget; and (2) for eligible community preservation asset projects. The three community preservation asset categories are: (1) open space (including land for recreational use); (2) historic resources; and (3) community housing. [G.L. c. 44B, §§ 2 and 5\(b\)\(2\)](#). In determining its recommendations to the legislative body, the CPC should first determine whether a project is eligible for CPA funding under [G.L. c. 44B](#). If a project is eligible for CPA funding, the CPC should then determine whether to recommend funding to the legislative body after considering its community preservation program and financial plan (described above), other projects competing for CPA funding and other relevant information. The CPC is not obligated to recommend that the legislative body approve funding for a project simply because the project is eligible for CPA funding. The CPC's recommendations should be included in an annual community preservation budget presented as part of the community's annual budget process and should

include recommendations for the funding of debt service and any other existing or ongoing obligations.

Alternatively, debt service, committee administrative and other expenses to be financed with annual CP Fund revenues may be included in the community's omnibus budget. The community preservation budget should account for the commitment of funds for these expenditures, however.

(See Section V below for information on minimum annual commitment and allowable CPA expenditures.)

3. Additional Recommendations

Throughout the year, the CPC may make additional recommendations on acquisitions and projects to the extent funds are available to support them.

4. Legislative Body Action on Recommendations

The legislative body may make appropriations from or reservations of community preservation funds in the dollar amount recommended by the CPC or it may reject the recommendations of the CPC or, if consistent with the community's charter, local by-laws (including the by-law establishing the CPC) and procedures, the legislative body may reduce any recommended amount.

The legislative body may not increase any recommended appropriation or reservation and it may not change the funding source recommendation of the CPC. In addition, it may not appropriate or reserve any CP Fund monies on its own initiative without a prior recommendation by the CPC. [G.L. c. 44B, § 7](#).

There are four times when appropriations may be made by the legislative body from the CP Fund without a prior recommendation of the CPC:

- Appropriations to an administrative budget of the CPC. Providing administrative and operating expenses to the committee is not included within the "gatekeeper" language of [G.L. c. 44B, § 7](#) which requires a prior recommendation of the CPC. It is, therefore, recommended that the legislative body appropriate an administrative budget for the CPC in the first year of the CPA's implementation if the CPC has not yet been formed.
- Appropriations to pay debt service on debt previously voted by the legislative body after a recommendation of the CPC. (This is because the CPC made the original recommendation to the legislative body to approve the issuance of the debt.)
- Upon revocation of the CPA, unless the community's by-law or ordinance provides that the CPC's recommendation role continues as long as community preservation funds remain that are not required

for the satisfaction of outstanding obligations. (See Section VI-A-3 below on Wind-down of Fund on CPA Revocation.)

- In the first year of adoption of the CPA, before the CPC is formed, the legislative body may appropriate CP Fund annual revenues to an annual budgeted reserve. (See Section VI-A-2-b-(2) below for information on the annual budgeted reserve.) Before an appropriation may be made by the legislative body from the annual budgeted reserve for a CP project or other CP expenditure, however, the appropriation will require a recommendation from the CPC.

E. Recordkeeping

The CPC is responsible for maintaining records relating to the use of the CP Fund. [G.L. c. 44B, § 13](#). These records are subject to disclosure as public records. [G.L. c. 66, § 10](#); [G.L. c. 4, § 7, Clause 26](#).

1. Recommendations

The CPC must keep a record of its recommendations to the legislative body and the specific action taken on them.

2. Expenditures

The CPC should track all appropriations and expenditures made from the CP Fund. The municipal clerk certifies all appropriation votes and the accounting officer maintains the official financial records of the municipality. The CPC should periodically monitor spending from the fund, however, in the same manner as department heads review monthly reports from the accounting officer on the status of their budgets.

3. Property Interests

The CPC must maintain an inventory of all real property interests acquired, disposed of or improved by the community after recommendation of the committee. The inventory must contain, at a minimum, the names and addresses of the grantors and grantees, the amount of consideration and all relevant action dates. It should also reference all documents related to acquisitions, dispositions and improvements, such as purchase and sale agreements, deeds and permanent restrictions on acquired property interests. [G.L. c. 44B, § 12\(a\)](#).

4. Reporting

The community's annual reporting requirements under the CPA are described in Section IX below. The CPC should coordinate with applicable municipal officials to provide the information required by such reports and ensure that annual reports are timely filed.

Under [G.L. c. 44, § 55C\(a\),\(c\)\(1\)](#), a municipal affordable housing trust is required to expend any CP funds it receives only for allowable CP community housing purposes under [G.L. c. 44B, § 5\(b\)\(2\)](#), account for such funds separately and, at the end of the fiscal year, report the expenditure of such funds to the CPC for inclusion in the community preservation initiatives report, Form CP-3, described in Section IX below.

V. COMMUNITY PRESERVATION FUND EXPENDITURES

A. Expenditure Prerequisites

The CP Fund is a special revenue fund subject to appropriation. A recommendation by the CPC and an appropriation by the legislative body of the city or town are both required to spend any monies belonging to the fund. [G.L. c. 44B, § 7](#). (See Section IV-D-4 above for the four instances where a prior recommendation of the CPC is not required for an appropriation of the legislative body.) Appropriations are by majority vote, except in the case of borrowing ([G.L. c. 44B, § 11](#) and [G.L. c. 44, § 2](#)) and eminent domain ([G.L. c. 44B, § 5\(e\)](#)) where a two-thirds vote is required. (See Section VII below on Borrowing and Section VIII-A below on Acquisitions.)

B. Allowable Expenditures

CPA appropriations fall into two categories: (1) for the CPC's administrative or operating budget; and (2) for eligible community preservation projects.

1. Annual Administrative and Operating Expenses of the CPC

Community preservation funds may be used for the administrative and operating expenses of the CPC. Annual appropriations for these expenses may not exceed five percent of the year's estimated annual CP Fund revenues. [G.L. c. 44B, §§ 6-7](#). (See Section VI-A-2-a-(1) below for definition of "annual fund revenues.") Committee administrative expenses are limited to expenses necessary to support the CPC's statutory responsibilities. (See Section IV above for information on the CPC and its statutory responsibilities.)

a. Eligible Expenditures

- Clerical support for the CPC (i.e., transcribing CPC meeting minutes).
- Wages or salary of a person providing direct administrative support services to the CPC.
- CPC office supplies.
- Newspaper advertisements for CPC hearings.

- Expenses for contractual or consulting services that assist the CPC in making its decisions or that provide information needed by the CPC to make spending recommendations to the legislative body, including feasibility studies, assessments, appraisals or preliminary plans related to a proposed CPA project under consideration by the CPC.
- Funding for historic resource or affordable housing inventories or historic preservation plans or affordable housing plans or similar plans, the purpose of which is to assist the CPC in performing its statutory duty to study the community preservation needs, possibilities and resources of the city or town and make spending recommendations to the legislative body.
- Tax billing software changes and outside vendors necessary to integrate such software for the implementation of the CPA (first year only). [G.L. c. 44B, § 6.](#)

b. Ineligible Expenditures

- Salaries, wages or benefits or other indirect costs incurred by other general government departments such as assessors, treasurer/collector, accounting officer, town counsel, planning department or others.
- Costs of a study to determine if a particular property is a historic resource. (A particular property is a historic resource if it meets the definition of “historic resource” under [G.L. c. 44B, § 2.](#))
- Costs of studies, assessments, plans or other information required in seeking the designation of a historic district. If, however, the studies, assessments or plans result in information which can assist the CPC in performing its statutory duty to study the community preservation needs, possibilities and resources of the city or town and make spending recommendations to the legislative body, then the costs allocated to that portion of the work could be an allowable CPC administrative expenditure.
- Costs of feasibility studies, assessments, appraisals or plans unrelated to the CPC’s statutory duties or a proposed CP project or related to a project which is not eligible for funding under the CPA.
- Supplemental costs of a community preservation project approved by the legislative body. The CPC’s approved administrative/operating budget appropriation is a separate appropriation from an approved project appropriation. A transfer of funds from one appropriation to another, in this case from the CPC administrative appropriation to a CP project appropriation,

requires approval of the legislative body upon a CPC recommendation. [G.L. c. 44, § 33B.](#)

- Contracted services to implement a particular community preservation project approved by the legislative body, for example, contract legal services regarding the acquisition of a particular parcel of land or architectural services regarding the preparation of construction documents for creation of a community housing development. Such project expenses, together with any other acquisition or construction expenses, must be paid from the project's appropriation, not from the CPC's administrative budget.

2. Community Preservation Project Expenditures ([G.L. c. 44B, § 5](#))

a. Community Preservation Asset Categories

The three community preservation asset categories are: (1) open space (including land for recreational use); (2) historic resources; and (3) community housing. In each asset category, CP funds may be appropriated for the following projects:

(1) Open Space:

- (a) The acquisition, creation and preservation of open space.
- (b) The rehabilitation or restoration of open space; provided the open space was acquired or created with community preservation funds.

(2) Land for Recreational Use:

The acquisition, creation, preservation, rehabilitation and restoration of land for recreational use.

(3) Historic Resources:

The acquisition, preservation, rehabilitation and restoration of historic resources.

(4) Community Housing:

- (a) The acquisition, creation, preservation and support of community housing.
- (b) The rehabilitation or restoration of community housing; provided the housing was acquired or created with community preservation funds.

- (c) Appropriations to a municipal affordable housing trust fund created by a municipality pursuant to [G.L. c. 44, § 55C](#); however, the affordable housing trust may expend CP funds only for community housing purposes described in sections (a) and (b) above. [G.L. c. 44, §§ 55C\(a\), \(c\)\(1\)](#).

Whenever possible, the CPC should recommend projects that reuse existing buildings or construct new buildings on previously developed sites. [G.L. c. 44B, § 5\(b\)\(2\)](#).

b. Definitions

The CPA clarifies allowable community preservation project expenditures through its definitions.

- (1) See [G.L. c. 44B, § 2](#) for CPA definitions.
- (2) “Creation” is not defined in [G.L. c. 44B, § 2](#), but was defined by the court in the case of [Seideman v. City of Newton, 452 Mass. 472 \(2008\)](#) to mean “to bring into being or to cause to exist.”

c. Related Project Expenditures

Fund monies may also be appropriated for the following community preservation project related expenditures:

- (1) Annual principal and interest payments on bonds and notes issued pursuant to [G.L. c. 44B, § 11](#) for allowable community preservation purposes.
- (2) Damages payable to property owners for real estate interests taken by the city or town pursuant to [G.L. c. 44B, § 5\(e\)](#) by eminent domain for community preservation purposes.
- (3) Matching funds for state and federal grants for allowable community preservation purposes. Participation in the community preservation program does not affect the eligibility of the city or town to receive funds from any other state grant programs. [G.L. c. 44B, § 14](#).
- (4) Property acquisition-related expenses, including:
 - (a) Appraisal costs.
 - (b) Expenses for title searches.
 - (c) Closing fees.

- (5) Preparation, issuance and marketing costs for bonds or notes for borrowings made for community preservation purposes.
- (6) Payments to a nonprofit organization to hold, monitor and enforce usage restrictions on real property acquired with community preservation funds. [G.L. c. 44B, § 12\(a\)](#).

d. Minimum Annual Commitment

Each fiscal year, upon the recommendation of the CPC, the legislative body must appropriate or reserve for future appropriation at least 10 percent of the annual fund revenues for projects in each of the three community preservation asset categories of open space (including land for recreational use), historic resources and community housing. [G.L. c. 44B, § 6](#). Appropriations, including those to a reserve, require a legislative body vote that states the specific dollar amount.

The 10 percent minimum commitment should be based upon a good faith estimate of the annual fund revenues. If it is later determined that the annual fund revenues were underestimated by more than a de minimis amount, the CPC should, when circumstances allow, recommend an appropriation by the legislative body to reach the required 10 percent. (See Section VI-A-2-a below for discussion of Annual Fund Revenues.)

In the first year of implementing the CPA, there are often timing issues involved with establishing the CPC and/or holding a meeting of the legislative body to make community preservation appropriations or reservations before the tax rate is set. As a result, if the 10 percent annual commitments for the first fiscal year of the CP Fund have not been made by the end of the fiscal year, the municipality's accounting officer must make the reservations.

If an appropriation was made to meet the annual 10 percent minimum commitment and the appropriation is not fully expended for one reason or another (the project does not go forward or the project was completed at a cost substantially less than the appropriation) and this results in spending or reserving for that year that is materially less than the required annual 10 percent minimum commitment in that category, then the CPC should, when circumstances allow, recommend an appropriation or reservation by the legislative body to reach the required 10 percent minimum for that category for that year.

Annual debt service expenditures for CPA borrowings count toward meeting that year's 10% minimum for the applicable category.

e. Grant Agreements

It is recommended that a community, in consultation with its legal counsel, develop and utilize a community preservation fund grant

agreement to ensure completion of an approved project and implementation of the project's community preservation purpose. This is particularly important if a grant is made to a non-municipal department, individual, private or non-profit entity, or any entity, agency or grantee over which the municipality has no legal control, in order to protect the municipality's investment and ensure implementation of the project's purpose and compliance with the *Anti-aid Amendment to the Massachusetts Constitution*, if applicable. (See Section V-C-5 below, Prohibited Expenditures, for more information on the *Anti-aid Amendment*.) Communities should consider, as appropriate, the following provisions in grant agreements: name of grantee; non-assignability of grant (without advance written approval of municipality); detailed description of any restoration, rehabilitation or other work to be performed by the grantee; construction specifications and standards; relevant historic rehabilitation standards; time periods for performance; total project budget and listing of all funding sources required for project completion; requirement for commitment of total project funding sources before release of CPA funding; designation of who will inspect and approve any required work; provision for periodic release of funding payments as work is completed and approved; return of grant funds not used to the CP Fund; grantee reporting requirements; grantee matching fund requirements; timing of execution, delivery and recording of required community preservation restriction documents or easements for public access/use; remedies for any breach or non-performance of grantee, including return of CP funds; designation of responsibility for continued maintenance of assets or improvements funded with CP funds; any other requirement or condition of the grant.

f. Project Expenditure Examples

See Community Preservation Fund Project Expenditure Examples, Attachment V-1 below; Community Preservation Fund Allowable Project Spending Purposes, Attachment V-2 below; and CPA Project Eligibility Flow-Chart, Attachment V-3 below.

C. **Prohibited Expenditures**

Fund monies may not be spent:

1. To supplant funds being used for existing expenses, even if they serve community preservation purposes. The CP Fund is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives. [G.L. c. 44B, § 6.](#)

Example: Prior to the adoption of the CPA, the municipality voted to borrow for the acquisition of open space. After adoption, CPA funds **cannot** be used to pay the debt service on such acquisition. (See Section VII below on Borrowing.)

2. To pay for maintenance of any real or personal property. [G.L. c. 44B, § 5\(b\)\(2\)](#). See definition of “maintenance”. [G.L. c. 44B, § 2](#).

Examples:

- It is **not** permissible to use CPA funds for a yearly maintenance contract to maintain slate roofs on historic town buildings.
- Expenditures for water use charges for field irrigation, mowing and other maintenance charges are **not** allowable.

Because the CPA definition of "maintenance" was amended to incorporate language from the Internal Revenue Service's then-definition of "repair," case law interpreting whether an item is a “repair” under that IRS regulation may be considered when determining whether an item is “maintenance” for CPA purposes. See [Section 71 of Chapter 139 of the Acts of 2012](#) and [26 CFR § 1.162-4, April 1, 2011](#).

3. For the acquisition of artificial turf for athletic fields. (Applies to projects approved on or after July 1, 2012.) [G.L. c. 44B, § 5\(b\)\(2\)](#).
4. For horse or dog racing or the use of land for a stadium, gymnasium or similar structure. [G.L. c. 44B, § 2](#).
5. In violation of *The Anti-aid Amendment to the Massachusetts Constitution, Mass. Const. Amend. Article 42, § 2, as amended by Article 103*, which provides in relevant part:

No grant, appropriation or use of public money or property or loan of credit shall be made or authorized by the Commonwealth or any political subdivision thereof for the purpose of founding, maintaining or aiding any...institution...or charitable or religious undertaking which is not publicly owned and under the exclusive control, order and supervision of public officers or public agents authorized by the Commonwealth or federal authority or both.. and no such grant, appropriation or use of public money or property or loan of public credit shall be made or authorized for the purpose of founding, maintaining or aiding any church, religious denomination or society....

A three-factor test to determine the constitutionality of grants challenged under the first clause of the *Anti-aid Amendment* was developed by the court in [Commonwealth v. School Comm. of Springfield](#), 382 Mass. 665, 675 (1981). That three-part test was applied by the court in [Caplan v. Town of Acton](#), 479 Mass. 69 (2018) when evaluating the constitutionality of a grant of CPA funds under the second clause of the *Anti-aid Amendment*. The three factors are: (i) whether the proposed grant is for the purpose of founding, maintaining or aiding [the institution, private organization, nonprofit, church, etc.]; (ii) whether the effect of the grant is to substantially aid [the institution, private organization,

nonprofit, church, etc.]; and (iii) whether the grant avoids the political and economic abuses which prompted the passage of the *Anti-aid Amendment*.

Although the *Anti-aid Amendment* applies to grants to private entities and religious and charitable organizations, the principle that public funds may not be granted for private purposes and can be used only for public purposes also applies to grants of public funds to individuals. “It is a fundamental principle, conforming to constitutional requirements...and frequently declared, that money raised by taxation can be used only for public purposes and not for the advantage of private individuals.” [*Opinion of the Justices*](#) 313 Mass. 779, 784 (1943).

Whenever a grant of community preservation funds is being considered for a private organization or individual or entity over which the city/town has no legal control, municipal counsel should be consulted to ensure compliance with the *Anti-aid Amendment* and relevant case law. (See also Section V-B-2-e above, for information on requiring grant agreements if the recipient is not a municipal department.)

VI. FUNDS

A. Community Preservation Fund

1. Special Revenue Fund

The CP Fund is a special revenue fund. The accounting officer must establish and maintain it as a separate account. [G.L. c. 44B, § 7.](#)

a. Receipts

The following receipts are credited to the CP Fund:

- (1) All monies collected from the surcharge. [G.L. c. 44B, § 7\(i\).](#) (For more information on the surcharge, see Section II above.)
- (2) The additional funds from allowable municipal sources appropriated to the CP Fund by the city or town pursuant to [G.L. c. 44B, § 3\(b½\).](#) [G.L. c. 44B, § 7\(ii\).](#) (For more information on Section 3(b½), see Section III above.)
- (3) All proceeds from borrowings made under the community preservation program. [G.L. c. 44B, § 7\(i\).](#) (For more information on borrowing, see Section VII below.)
- (4) All funds received from the Commonwealth for community preservation purposes, including matching fund distributions from the Massachusetts Community Preservation Trust Fund, [G.L. c. 44B, §§ 9 and 10.](#) [G.L. c. 44B, § 7\(iii\).](#) (For more

information on the Massachusetts Community Preservation Trust, see Section VI-B below.)

- (5) All funds received from any other source for community preservation purposes. [G.L. c. 44B, § 7\(iii\)](#).

Examples:

- The CP Fund is credited with any self-help (or other types of) reimbursement grants for a land acquisition financed with community preservation funds.
 - The CP Fund is credited with rents received from the rental of property acquired with community preservation funds.
- (6) Proceeds from the disposal of real property acquired with community preservation funds. [G.L. c. 44B, § 7\(iv\)](#). (See [G.L. c. 44B, § 2](#) for definition of real property.)
- (7) Damages and penalties from persons who knowingly damage properties acquired by cities and towns using community preservation funds. [G.L. c. 44B, § 15](#).
- (8) All income and interest earned on CP Fund monies. [G.L. c. 44B, § 7](#).

b. Turnovers

The collector should pay over to the treasurer all surcharge payments at the same time as regular property tax payments are turned over. [G.L. c. 44B, § 4](#).

c. Investment

The treasurer may invest monies in the CP Fund in savings banks, Massachusetts trust companies, Massachusetts FDIC banking companies or national banks or in shares of co-operative banks, savings and loan associations or federal savings and loan associations doing business in Massachusetts or in the same manner authorized for the investment of trust funds under [G.L. c. 44, § 54](#). [G.L. c. 44B, § 7](#). The treasurer may pool or establish a separate bank account for community preservation cash. A treasurer who pools cash must allocate interest earned on community preservation cash to the CP Fund.

2. Fund Financing Sources

a. Annual Fund Revenues (Annual Recurring Revenues)

A community may appropriate from the estimated annual fund revenues of the CP Fund for allowable community preservation expenditure purposes. It may also reserve those revenues for future appropriation. Appropriations and reservations must state a specific dollar amount.

(1) Definition

For a city or town that has adopted the CPA pursuant to [G.L. c. 44B, § 3\(b\)](#), annual fund revenues consist of the receipts from:

- The surcharge and
- State trust fund distribution for the fiscal year.

For a city or town that has adopted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#), annual fund revenues consist of the receipts from:

- The surcharge
- The additional revenue from other allowable sources appropriated to the CP Fund pursuant to [G.L. c. 44B, § 3\(b½\)](#) (See Section III above for more information on Section 3(b½)) and
- State trust fund distribution for the fiscal year.

For the first fiscal year the surcharge is imposed, annual fund revenues will not include receipts from the state trust fund because state trust funds are not distributed to the city or town until after the first fiscal year of surcharge collections is completed.

In estimating the amount of the state trust fund distribution, communities should refer to the Division of Local Services' estimate of state trust fund distributions published each spring. (See Section VI-B below for information on the Massachusetts Community Preservation Trust Fund.)

Communities can appropriate from estimated annual fund revenues until the tax rate is set for that fiscal year.

For example, if a community has based its community preservation appropriations for the fiscal year upon an estimated amount of state matching funds and, later, the amount of actual state matching funds distributed to the community are in excess of the community's estimated amount, the community can appropriate the additional state matching funds only if the tax rate has not been set for the fiscal year. Once the tax rate is set, excess CP Fund revenues over estimates, including excess state matching funds over estimates, will close at the end of the fiscal year to the CP Fund balance and become part of that funding source after the accounting officer reports it. (For more

information on the CP Fund balance, see Section VI-A-2-b-(3) below.)

Spending from appropriations from estimated annual fund revenues can commence July 1 of the fiscal year (of the estimated revenues).

(2) Amount Committed

The actual amount available to support appropriations and reserves for new acquisitions and initiatives in any fiscal year will be affected by surcharge collection rates, as well as by the amount appropriated to cover CPC administrative expenses and existing debt service or other obligations. To ensure the fund does not incur a revenue shortfall, communities should generally limit total appropriations and reservations to no more than the prior year's actual surcharge and the estimated state trust fund receipts. For communities that have adopted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#), total appropriations and reservations should be limited to no more than the prior year's actual surcharge, the additional revenue from other allowable sources appropriated to the CP Fund for the upcoming fiscal year and the estimated state trust fund receipts.

(3) Revenue Shortfalls

If budgeted expenditures, reservations and annual fund revenues for a fiscal year compare unfavorably to actual amounts, the shortfall must be raised from the next year's annual fund revenues. Abated or uncollectible surcharges are funded by charges to the surcharge receivable of the fiscal year.

b. Other Fund Financing Sources

Appropriations for allowable community preservation purposes may also be made from other available sources within the fund at any time during the fiscal year. Spending from appropriations from available funds can commence once the appropriation vote is effective, unless the funds include new reservations from estimated annual revenues, in which case spending can commence on July 1.

Other Fund Financing Sources are:

- (1) Special Purpose (Restricted) Reserves – The community preservation funds reserved by the legislative body for future appropriation for one of three categories of community preservation purposes. A separate reserve exists within the CP Fund for each category of community preservation purposes and later appropriations from each reserve are restricted to those

purposes. Appropriations from a special purpose must state a specific dollar amount. Any unappropriated balance in a special purpose reserve at the close of the fiscal year remains in the special purpose reserve. The three special purpose reserves are:

- CP Fund Open Space Reserve (includes recreation)
- CP Fund Historic Resources Reserve and
- CP Fund Community Housing Reserve.

- (2) Community Preservation Fund Annual Budgeted Reserve – The community preservation funds reserved by the legislative body for future appropriation for any community preservation purpose during the fiscal year. Appropriations may be made from estimated annual fund revenues to an annual budgeted reserve. Such appropriations must state a specific dollar amount and must be made before the tax rate is set. Appropriations from the annual budgeted reserve must also state a specific dollar amount and can be made for any community preservation purpose during the fiscal year only. Any unappropriated balance in the annual budgeted reserve at the close of the fiscal year closes to the CP Fund balance. (See below for more information on CP Fund balance.)

A community should vote an annual budgeted reserve if it wants the flexibility to use any annual revenues not appropriated or reserved for a particular community preservation purpose after the tax rate is set.

- (3) Community Preservation Fund Balance – The unspent and unencumbered balance as of year-end that results from (1) actual collections of annual and miscellaneous fund revenues (except bond proceeds) that exceed expenditures and reservations from estimated annual revenues, (2) actual expenditures and encumbrances that are less than appropriations and (3) unspent and unencumbered balance remaining in the Annual Budgeted Reserve.

CP Fund Balance is an available financing source only after the accounting officer closes the municipal accounts for the previous fiscal year and determines the amount of the CP Fund Balance. Appropriations from CP Fund Balance must state a specific dollar amount and can be made during the fiscal year until June 30 when its availability expires. The accounting officer then closes the municipal accounts for the year and determines a new CP Fund Balance for the ensuing fiscal year. The accounting officer must report the year-end CP Fund Balance to the Bureau of Accounts. (See Section IX below on Annual Reporting Requirements.)

The accounting officer should provide a copy of the annual report to the CPC and other boards or officers with financial responsibilities in order to notify them of the CP Fund Balance available for appropriation through the end of the current fiscal year.

- (4) Community Preservation Fund Surplus Bond Proceeds - The unspent and unencumbered balance of proceeds from bonds at the completion or abandonment of a community preservation project for which debt was issued. Appropriations from this source are restricted to a community preservation purpose for which borrowing may be authorized for the same or longer term than the original loan. [G.L. c. 44, § 20](#). (See Section VII-E below for more information regarding appropriations and expenditures from surplus bond proceeds.)

(For more information, see chart “Community Preservation Fund Financing Sources”, Attachment VI-1 below; Sample Appropriation Vote Annual Community Preservation Program Budget, Attachment VI-2 below; and Sample Votes from Community Preservation Fund Financing Sources, Attachment VI-3 below.)

3. Wind-down of Fund on CPA Revocation

If a community revokes its acceptance of the CPA pursuant to [G.L. c. 44B, § 16\(b\)](#), all outstanding obligations, including future debt service payments and deficits that are to be financed from CP Fund revenues, must be identified and a determination made whether there are sufficient uncommitted monies available within the fund to meet those obligations. Uncommitted monies include: undesignated fund balance, any annual revenues not yet committed and appropriated and reserve balances that can be used for the purposes of the obligations. This would include the balance in an annual budgeted reserve and, if for payment of a loan issued to purchase open space, monies in an open space reserve.

a. When Sufficient Funds Exist To Meet Obligations

If there are sufficient uncommitted monies available within the fund to meet outstanding obligations, the assessment of the surcharge will cease at the end of the fiscal year. The funds needed to pay the remaining obligations should be reserved by the accounting officer and the community should not undertake any new obligations unless they can be funded with remaining unreserved funds or alternatively, with monies from other municipal financing sources. Appropriations from any fund monies remaining after all obligations have been satisfied are restricted to community preservation purposes; however, because the CPA has been revoked, recommendations from the CPC are no longer required unless the municipality’s CPC by-law or ordinance provides otherwise. After revocation, a community cannot authorize new borrowings under

[G.L. c. 44B, § 11](#) and there will be no new 10 percent minimum annual spending requirements for open space (including land for recreational use), historic preservation and community housing. After the surcharge collections cease, the resulting state trust fund distributions will cease. CP Fund operations continue only for the purpose of winding down the fund.

b. When Insufficient Funds Exist To Meet Obligations

If there are not sufficient uncommitted monies available within the fund to meet outstanding obligations, the surcharge must continue to be assessed until sufficient funds become available to pay the remaining obligations. If the surcharge would generate significantly more revenues than necessary, the community may, pursuant to [G.L. c. 44B, § 16\(a\)](#), amend, with prior approval of the Director of the Bureau of Accounts, the surcharge to a percentage that will provide the revenues needed to fund the obligations. See Section I-E above for amendment procedure. As stated above, appropriations from any fund monies are restricted to community preservation purposes; however, because the CPA has been revoked, recommendations from the CPC are no longer required unless the municipality's CPC by-law or ordinance indicates otherwise. After revocation, a community cannot authorize new borrowings under [G.L. c. 44B, § 11](#) and there will be no new 10 percent minimum annual spending requirements for open space (including land for recreational use), historic preservation and community housing. As long as the surcharge is imposed, the community will be eligible for state trust fund distributions.

For example, Anytown revokes the CPA while it has an anticipated \$1 million in CPA debt service outstanding on debt issued to fund open space acquisitions. It has \$300,000 in fund balance, \$250,000 in the Community Housing reserve and \$200,000 in the Historic Resources reserve. Anytown will receive a state trust fund distribution estimated at \$75,000 next FY because it assessed a surcharge this year. The historic and housing reserves can only be used for those purposes and continue to be available for appropriation for eligible projects at any time until exhausted. Therefore, there is \$375,000 available to reserve for appropriation for the debt service (fund balance \$300,000 and anticipated trust distribution \$75,000) as it becomes due in future years. Consequently, Anytown will have to continue to assess a surcharge for one or more years in order to accumulate the additional \$625,000 needed to cover the debt service. Any extra monies left after it has reserved enough additional revenues from surcharges (plus trust fund distributions and investment earnings it receives while it winds down the fund) can be appropriated for any community preservation purpose. After revocation, the surcharge is only assessed to wrap up the fund, so there is no longer an obligation to allocate 10 percent of each of those year's revenues to the three community preservation spending purposes.

Communities do not have the option of ending the surcharge and undertaking to pay outstanding obligations from the tax levy. [G.L. c. 44B, § 16\(b\)](#). However, if a community pays all outstanding obligations in full using tax levy or available funds, the surcharge will cease at the end of the fiscal year.

(See Section I above for an explanation of CPA acceptance, amendment and revocation procedures.)

B. Massachusetts Community Preservation Trust Fund

1. Trust Fund

A Community Preservation Trust Fund is established on the state level for the benefit of cities and towns participating in the community preservation program. [G.L. c. 44B, § 9](#). The state treasurer is the custodian of the fund and is responsible for its investment. All interest and earnings on fund revenues belong to the fund.

Monies distributed from the state trust fund will come primarily from surcharges on fees charged for recording various documents with the Registry of Deeds or Land Court. The trust fund will also be credited with public or private gifts, grants or donations to the state for community preservation purposes and other monies transferred to the fund by the state legislature or otherwise by law.

2. Trust Fund Administration

The Department of Revenue (DOR) is responsible for administering and managing disbursements from the trust fund and certifying those amounts to the state treasurer for payment to participating cities and towns. The trust fund will be charged for administrative and operating expenses incurred by the DOR in an amount not to exceed five percent of annual trust fund revenues.

3. Trust Fund Distributions

On or before November 15 of each year, distributions will be made from the trust fund to each city or town that imposed a surcharge for the fiscal year that ended on the preceding June 30.

The distribution formula includes up to three distribution rounds. All communities that imposed a surcharge the previous year will receive first round distributions. The following communities qualify for any second and third round distributions:

- Communities that assessed the maximum three percent surcharge; and
- Communities that accepted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#) and assessed a surcharge of at least one percent and appropriated additional funds to the CP Fund so that the total equals three percent of

the real estate tax levy. (Communities that have accepted the CPA pursuant to [G.L. c. 44B, § 3\(b\)](#) are not eligible to appropriate additional funds to the CP Fund pursuant to [G.L. c. 44B, § 3\(b½\)](#) for state trust fund matching purposes unless they follow the amendment process in [G.L. c. 44B, § 16\(a\)](#) and adopt [G.L. c. 44B, § 3\(b½\)](#). See Sections I-E and III above.)

If less than 10 percent of cities and towns imposed a surcharge the previous year, the DOR may use only one round or other equitable method to calculate the annual distribution amount.

a. Maximum Distribution

The maximum amount a city or town can receive in any year from the trust fund is 100 percent of the total surcharge assessed for the previous fiscal year or, in the case of a city or town that accepted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#), 100 percent of the total surcharge assessed for the previous fiscal year plus additional funds appropriated in that fiscal year by the city or town to the CP Fund. This amount must be reported to the DOR annually by September 15. (See Section IX below for Annual Reporting Requirements.)

b. First Round Match Distribution

All communities that imposed a surcharge the previous year will receive first round match distributions. Eighty percent of the fund balance after administrative expenses will be split among eligible communities. Each community will receive at least five percent, but no more than 100 percent, of the total surcharge assessed the previous year or, in the case of a community that accepted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#), the total surcharge assessed the previous year plus the additional funds appropriated in that fiscal year to the CP Fund.

c. Second Round Equity Distribution

If the monies in the fund are not fully distributed after the first round, second round equity distributions using the following needs-based formula will be made to communities that adopted the maximum three percent surcharge and communities that accepted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#) and imposed a surcharge of at least one percent and appropriated other funds to the CP Fund so that the total equals three percent of the real estate tax levy.

- (1) Step 1. A *base figure* for the equity distribution is determined by dividing the remaining fund balance by the number of cities and towns receiving match distributions.
- (2) Step 2. A *community preservation (CP) raw score* is determined for each city and town in the commonwealth. Each community is

ranked from highest to lowest by equalized valuation per capita and population. The two ranks are added together and divided by two to arrive at the CP raw score for each community.

- (3) Step 3. A *CP rank* is determined for each city and town in the commonwealth by ordering the CP raw scores from lowest to highest. If more than one community has the same raw score, the community with the higher equalized valuation rank receives the higher CP rank.
- (4) Step 4. The cities and towns are divided into *deciles* based on their CP rank. The communities with the highest CP rank are placed in the lowest decile category starting with decile 10.
- (5) Step 5. The *equity distribution amount* for each qualifying city or town is determined by multiplying the Step 1 base figure by the following percentages assigned to the Step 4 decile category of the community.

Decile 1	140 percent of the base figure
Decile 2	130 percent of the base figure
Decile 3	120 percent of the base figure
Decile 4	110 percent of the base figure
Decile 5	100 percent of the base figure
Decile 6	90 percent of the base figure
Decile 7	80 percent of the base figure
Decile 8	70 percent of the base figure
Decile 9	60 percent of the base figure
Decile 10	50 percent of the base figure

d. Third Round Surplus Distribution

If there are monies still left in the fund, the DOR may also make a third round surplus distribution as follows to the communities that received a second round distribution:

- (1) Step 1. A *base figure* for the surplus distribution is determined by dividing the remaining fund balance by the number of cities and towns receiving first round match distributions.
- (2) Step 2. The *surplus distribution amount* for each qualifying city or town is determined by multiplying the Step 1 base figure by the same percentage used in the equity distribution for the community.

C. **Supplemental Appropriations**

Appropriations may be made from other municipal funding sources, such as the tax levy, free cash or other available funds, to supplement and carry out community preservation projects. [G.L. c. 44B, § 5\(d\)](#). Those appropriations should be treated as special purpose appropriations which do not close out at fiscal year-end. Such appropriations, however, may not be appropriated directly into the CP Fund. Special purpose appropriations are distinguished from an appropriation of additional funds by a community that has accepted the CPA pursuant to [G.L. c. 44B, § 3\(b½\)](#). Appropriations of additional funds pursuant to G.L. c. 44B, § 3(b½) are appropriated to the CP Fund. (See Section III above.)

VII. **BORROWING**

Cities and towns may issue general obligation bonds or notes to fund community preservation acquisitions and projects subject to the applicable provisions of [G.L. c. 44](#), which govern the issuance of municipal debt. [G.L. c. 44B, § 11](#). Bond proceeds are to be deposited into the CP Fund. [G.L. c. 44B, § 7\(i\)](#). Although debt issued under c. 44B is general obligation debt, the CPA limits the amount a community may borrow to an amount where the debt service can be paid (together with debt service on any previously authorized borrowings) from the annual community preservation revenues that the community reasonably expects to raise pursuant to [G.L. c. 44B, § 3](#) (surcharge and additional funds pursuant to § 3(b½)) over the term of the borrowing. If for some unforeseen reason, the monies raised from these annual revenues alone should prove insufficient, the debt service must be paid from any other community preservation fund monies available for that purpose and if fund monies are insufficient, from other available municipal funds. The CPA also suggests, but does not mandate, that communities make every effort to limit issuance costs by participating in pooled loan programs and through cost sharing arrangements.

A. **Purposes and Terms**

Debt authorized under the CPA is limited to those purposes and maximum terms found in [G.L. c. 44, §§ 7 and 8](#). For example, a community may borrow for up to 30 years to fund acquisitions of land for a community preservation purpose, such as open space, because borrowing for municipal land acquisition is allowed under [G.L. c. 44, § 7\(1\)](#) for up to 30 years. The applicable borrowing periods are either established in [c. 44](#) or in the [Director of Accounts Guidelines Asset Useful Life Schedules and Maximum](#)

Borrowing Terms. A community may not, however, borrow to fund a CPA project if the project is not one for which a municipality is otherwise authorized to borrow. For example, a community may not borrow to fund a cash grant to a non-profit to rehabilitate a historic building owned by the non-profit (assuming the grant does not violate the *Anti-aid Amendment* – see Section V-C-5 above). This is because borrowing to fund a cash grant or to rehabilitate a privately-owned building is not an allowable municipal borrowing purpose. However, a municipality could borrow to fund the acquisition of a historic preservation easement on the historic building because a municipality may borrow under [G.L. c. 44, § 7\(1\)](#) to acquire an interest in real estate.

Community preservation funds cannot be used to pay the debt service on borrowings authorized before the CPA was adopted, even if the borrowing was for an allowable community preservation purpose. Fund monies can only be used for debt service on borrowings authorized pursuant to [G.L. 44B § 11](#). Once a community authorizes a borrowing with another financing source for debt service, it cannot amend or change the financing source to a community preservation fund financing source. This is prohibited under the “non-supplanting” provision of the CPA. [G.L. c. 44B, § 6](#).

B. Temporary and Permanent Borrowing

Communities should initially use temporary debt to finance community preservation acquisitions and initiatives in order to ensure there are no unspent bond proceeds if an acquisition or initiative unexpectedly fails to close for any reason. Bond anticipation notes may be issued for community preservation purposes in the same manner as any other municipal borrowing and may be cost effective in financing smaller acquisitions and initiatives. Permanent debt may be issued before or after completing a community preservation acquisition or initiative. When bonds are issued in advance of community preservation acquisitions or projects, communities should have an inventory of other eligible parcels or projects and should recognize the risk of incurring an Internal Revenue Service arbitrage rebate penalty. If an arbitrage penalty is incurred, however, it should be paid from the CP Fund.

C. Amount Borrowed

A community should refrain from borrowing the maximum amount of debt that could be supported by annual revenues because collection rates and administrative expenses will reduce the actual amount available for debt service payments.

D. Repayment Terms

Debt service payments may be made on a “level debt service” or “equal principal” basis. A community may also choose to repay community preservation loans using a schedule that provides for a more rapid amortization of principal if supported by annual fund revenues.

E. Surplus Bond Proceeds

In general, the unspent and unencumbered balance of proceeds from bonds at the completion or abandonment of a project for which debt was issued are available funds

for restricted purposes under [G.L. c. 44, § 20](#). Surplus bond proceeds in any amount may be appropriated for any purpose for which the city or town may borrow for an equal or greater term than the term of the loan from which the surplus resulted. Surplus bond proceeds of \$50,000 or less remaining after completion of a project, however, may be applied to the payment of any debt service with the approval of the chief executive officer. In a town, the chief executive officer is the board of selectmen, in a city, the mayor. For more information, see IGR 17-21, Borrowing, Section VIII.

Surplus bond proceeds remaining after a CPA project is completed or abandoned also remain subject to the restrictions of the CPA under [G.L. c. 44B](#). As a result, such surplus bond proceeds may only be appropriated (1) upon a recommendation of the CPC to the legislative body and (2) for a CPA purpose for which the community could borrow for the same or longer term than the original loan. If the surplus remaining after a CPA project is completed is \$50,000 or less, however, the surplus may be applied to the payment of debt service, but only to the debt service of another CPA borrowing and only upon the approval of both the chief executive officer and the CPC.

For example, if there are available surplus bond proceeds in any amount after the completion of an open space acquisition financed with community preservation funds, the surplus may be appropriated, upon the recommendation of the community preservation committee, for another community preservation purpose for which the city or town may borrow for an equal or greater term than the term for which that loan was issued. If the available surplus is \$50,000 or less, however, the surplus may be applied to the payment of debt service for another community preservation borrowing, upon the recommendation of the community preservation committee and the approval of the chief executive officer. [G.L. c. 44B, §§ 5\(b\)\(2\) and \(d\) and 7](#).

F. Treatment of Bond Premiums and Accrued Interest

Premiums (net of issuance costs) and accrued interest received on bonds or notes authorized pursuant to [G.L. 44B § 11](#) and sold on or after November 7, 2016, must either be:

1. Used to pay project costs and to reduce the amount of the borrowing by the same amount when the borrowing vote so authorizes; or
2. Reserved for appropriation for allowable CPA capital projects for which a loan has been, or may be, authorized for an equal or longer period of time than the loan for which the premiums were received. [G.L. c. 44, § 20](#). A recommendation of the CPC is required for an appropriation of bond premiums or accrued interest. [G.L. c. 44B, §§ 5\(b\)\(2\), 5\(d\), 7](#). For more information, see IGR 17-21, Borrowing, Section V.

G. Surcharge Expiration

If a community revokes its acceptance of the CPA, the surcharge expires once all obligations, including debt service, that are to be financed from CP Fund revenues are funded. (See Section VI-A-3 above for Wind-down of Fund on CPA Revocation.)

H. Legislative Body Vote

A recommendation of the Community Preservation Committee and approval of the legislative body by a two-thirds vote is required to authorize a borrowing. [G.L. c. 44B, § 11](#) and [G.L. c. 44, § 2](#). The vote should specifically state that the borrowing is pursuant to [G.L. c. 44B, § 11](#).

(See Sample Community Preservation Appropriation Vote - Includes Borrowing Authorization, Attachment VII-1 below.)

VIII. COMMUNITY PRESERVATION PROPERTY

A. Acquisition

Upon recommendation of the CPC, a city or town may acquire, or take by eminent domain, interests in real estate for allowable community preservation purposes. A two-thirds vote of its legislative body is required to take the interest by eminent domain. [G.L. c. 44B, § 5\(e\)](#); [G.L. c. 79](#). All other acquisitions require a majority vote of its legislative body. Real estate interests acquired or taken using monies from the CP Fund may be located in another Massachusetts city or town. [G.L. c. 44B, § 6](#).

An acquisition of an interest in real property with community preservation funds is not subject to the procurement requirements of [G.L. c. 30B, § 16](#); however, notwithstanding the provisions of [G.L. c. 40, § 14](#), the price of a real property interest acquired with community preservation funds must not exceed the value of the property determined through procedures customarily accepted by appraising professionals as valid. [G.L. c. 44B, § 5\(f\)](#).

B. Ownership and Management

The city or town must own any real property interest acquired or taken with community preservation monies. Management of the properties may be delegated by the legislative body to the conservation commission, historical commission, park commission or housing authority, as appropriate, or to a nonprofit corporation created under [G.L. c. 180](#) or nonprofit trust created under [G.L. c. 203](#). Management of properties acquired for future wellhead development may be delegated by the legislative body to a water, water supply or fire district. [G.L. c. 44B, § 12\(b\)](#).

C. Usage Restrictions

Real property interests financed in whole or in part with CP Fund monies must be bound by a permanent restriction, recorded as a separate instrument, which limits the use of the property to the purpose for which it was acquired. The restriction must conform to the requirements of [G.L. c. 184, §§ 31-34](#).

D. Damage

A city or town, or the attorney general upon request of the city or town, may bring a civil action to recover damages, including punitive damages, from, or seek injunctive relief against, persons who knowingly damage or steal any real property acquired by the city or town using community preservation monies. Damages, costs and interest recovered must be credited to the CP Fund. The superior court has jurisdiction in these cases. [G.L. c. 44B, § 15](#).

E. Disposition

The proceeds obtained from the disposal of any real estate interest acquired with monies from the CP Fund must be credited to the Fund. [G.L. c. 44B, § 7\(iv\)](#). If the original financing source for the acquisition was restricted, i.e., from the open space special purpose restricted reserve, then the disposition proceeds should be credited to that special purpose restricted reserve.

Although acquisitions of interests in real estate with community preservation funds are specifically exempted from the procurement requirements of [G.L. c. 30B, § 16](#), there is no similar exemption from procurement requirements for dispositions of interests in real estate acquired with community preservation funds. [G.L. c. 44B, § 5\(f\)](#). As a result, a municipality must follow the applicable procurement procedures regarding a disposal of real estate when the real estate is acquired with community preservation funds. If the real estate will be disposed subject to the applicable restriction (described in Section C above), the municipality must follow applicable general legal requirements regarding the disposition of municipal real estate. If the community has determined to dispose of the real estate without the restriction (i.e., it has been determined that it is impossible to develop planned recreational fields on a site due to latent site constraints), then the community must also follow the restriction release procedures set forth in [G.L. c. 184, § 32](#). In addition, Article 97 of the Amendments to the Massachusetts Constitution may apply to a real estate disposition. [Mass. Const. Amend. art. 97](#). Municipal legal counsel should be involved whenever a community proposes an acquisition or disposition of an interest in real estate.

IX. ANNUAL REPORTING REQUIREMENTS

Community preservation communities are required to submit information regarding the CP Fund annually as follows:

- Form CP-1, “*Community Preservation Surcharge Report*,” submitted via the [DLS Gateway System](#) under Miscellaneous Forms, Year End Accounting, to the DLS Data Analytics and Resources Bureau (DARB) by September 15.
- Form CP-2, “*Community Preservation Fund Report*,” submitted via the [DLS Gateway System](#) under Miscellaneous Forms, Year End Accounting, to the Bureau of Accounts by October 31.

- Schedule A-4, “*Community Preservation Fund, Chapter 44B*,” submitted via the [DLS Gateway System](#) under Taxrate, Tax Rate – BOA, to the Bureau of Accounts.
- Part 3, Special Revenue Funds, “*Schedule A*,” submitted via the [DLS Gateway System](#) under Schedule A, to the Bureau of Accounts.
- Form CP-3, “*Community Preservation Initiatives Report*,” to the EOEEA by September 15. The Form CP-3 is available from [Mass GIS](#) after entering your community’s password provided by DARB. (Note that under [G.L. c. 44, § 55C\(a\),\(c\)\(1\)](#), a municipal affordable housing trust is required to expend any CP funds it receives exclusively for allowable CP community housing purposes under [G.L. c. 44B, § 5\(b\)\(2\)](#), account for such funds separately and, at the end of the fiscal year, report the expenditure of such funds to the CPC for inclusion in the Form CP-3.)

X. ACCOUNTING ISSUES

In order to segregate all sources of revenue and expenses associated with the CPA program into one fund, all activity should be recorded in a special revenue fund. Revenues recorded in the CP Fund, other than revenues from bond and note proceeds, are subject to appropriation. The following is a list of CP activity and their respective accounting treatment.

- A. The assessors will issue a separate notice of commitment for the community preservation surcharge, which will be recorded by the accounting officer in the CP Fund.
- B. Collections reported will be recorded directly into the CP Fund.
- C. Amounts received from the state Massachusetts Community Preservation Trust Fund will be recorded in the CP Fund.
- D. All expenditures of community preservation funds should be recorded as a direct expenditure in the CP Fund.
- E. Actual revenues should close to the CP Fund balance at the end of the year.
- F. Amounts appropriated for administrative and operating expenses of the CPC are considered annual operating expenses and any unspent and unencumbered balance should be closed to the CP Fund balance at the end of the fiscal year.
- G. The unspent and unencumbered balance of an appropriation for a community preservation project, including a particular acquisition or initiative, should be closed to the CP Fund financing source from which the appropriation was funded. Unless the community has, by charter, by-law or ordinance, established a different procedure for closing special purpose appropriations, the appropriation should close after notice from the CPC that the appropriation purpose has been completed.

- H. Revenue from bond proceeds should be recorded as another financing source directly to the CP Fund. However, if a project is expected to include improvements that will take place over a period of longer than one year, a capital project fund may be established.
- I. Short-term notes should be recorded as a liability in the CP Fund.
- J. Amounts appropriated or reserved from estimated annual CP Fund revenues or from other fund financing sources should be reported on the tax rate recapitulation sheet via the [DLS Gateway System](#) as an appropriation from the CP Fund on page 4. Schedule A-4 must be submitted with the recapitulation to document fund revenues and appropriations.
- K. Revenue deficits in the CP Fund that result from a fiscal year's operations (actual revenues, expenditures and reservations) comparing unfavorably to the approved budget (budgeted revenues, appropriations and reservations) for the year must be reported on the Schedule A-4 submitted with the tax rate recapitulation in [Gateway](#) and raised from the current year's annual fund revenues.
- L. If acceptance of the CPA is revoked, any unspent and unencumbered CP Fund revenues and available funds at that time must be reserved for the payment of existing obligations, including future debt service and deficits.

(Please refer to Attachment X-1 below for sample of Budgetary and Actual Accounting entries for recording reservations, commitments, liens, and abatements.)

XI. ATTACHMENTS

Attachment I-1

COMMUNITY PRESERVATION ACT ACCEPTANCE

SAMPLE LANGUAGE

(Samples should not be used without the advice of municipal counsel.)

SAMPLE LEGISLATIVE BODY VOTE

G.L. c. 44B, § 3(b)

ARTICLE/ORDER: To see if the city/town will vote to accept General Laws Chapter 44B §§ 3-7, known as the Community Preservation Act, which establishes a special “Community Preservation Fund” that may be appropriated and spent for certain open space, historic resources and community housing purposes; and to approve under Section 3(b) of G.L. c. 44B a property tax surcharge in an amount not to exceed 3% of the taxes assessed annually on real property, which will be dedicated to the Fund and be imposed starting with taxes assessed for fiscal year _____ beginning on July 1, ____; [and to exempt from the surcharge any or all of the following: (1) property owned and occupied as a domicile by a person who would qualify for low income housing or low or moderate income senior housing in the community as defined in the Act; (2) Class Three, Commercial, and Class Four, Industrial, real property in any year the town adopts a higher tax rate for those classes; (3) the real estate tax on \$100,000 of the assessed valuation of Class One, Residential, parcels; or (4) the real estate tax on \$100,000 of the assessed valuation of Class Three, Commercial, and Class Four, Industrial parcels,] or take any other action relative thereto.

MOTION: Moved/ordered that the city/town vote to accept General Laws Chapter 44B §§ 3-7, known as the Community Preservation Act, which establishes a special “Community Preservation Fund” that may be appropriated and spent for certain open space, historic resources and community housing purposes; and to approve under Section 3(b) of G.L. c. 44B a property tax surcharge that shall be in the amount of ____ % of the taxes assessed annually on real property, which will be dedicated to the Fund and be imposed starting with taxes assessed for fiscal year _____ beginning on July 1, ____; [and to exempt from the surcharge the following: insert applicable exemptions, if any].

G.L. c. 44B, § 3(b½)

ARTICLE/ORDER: To see if the city/town will vote to accept General Laws Chapter 44B §§ 3-7, known as the Community Preservation Act, which establishes a special “Community Preservation Fund” that may be appropriated and spent for certain open space, historic resources and affordable housing purposes; and to approve under Section 3(b½) of Chapter 44B: (1) a property tax surcharge in an amount not less than 1% of the taxes assessed annually on real property and (2) the appropriation of other municipal revenues into the Fund in an amount up to 2% of the taxes assessed annually on real property, such surcharge and supplemental appropriations shall, when added together, not exceed 3% of the taxes assessed annually on real property and shall be dedicated to the Fund, the surcharge to be imposed and appropriations made starting in fiscal year _____ beginning on July 1, ____;[and to

exempt from the surcharge any or all of the following: (1) property owned and occupied as a domicile by a person who would qualify for low income housing or low or moderate income senior housing in the community as defined in the Act; (2) Class Three, Commercial, and Class Four, Industrial, real property in any year the town adopts a higher tax rate for those classes; (3) the real estate tax on \$100,000 of the assessed valuation of Class One, Residential, parcels; or (4) the real estate tax on \$100,000 of the assessed valuation of Class Three, Commercial, and Class Four, Industrial parcels,] or take any other action relative thereto.

MOTION: Moved/ordered that the city/town vote to accept General Laws Chapter 44B §§ 3-7, known as the Community Preservation Act, which establishes a special “Community Preservation Fund” that may be appropriated and spent for certain open space, historic resources and affordable housing purposes; and to approve under Section 3(b½) of Chapter 44B: (1) a property tax surcharge in an amount of __% (not less than 1%) of the taxes assessed annually on real property and (2) the appropriation of other municipal revenues into the Fund in an amount up to __% (not more than 2%) of the taxes assessed annually on real property, such surcharge and supplemental appropriations shall, when added together, not exceed 3% of the taxes assessed annually on real property and shall be dedicated to the Fund, the surcharge to be imposed and appropriations made starting in fiscal year _____ beginning on July 1, _____; [and to exempt from the surcharge the following: insert applicable exemptions, if any].

SAMPLE PETITION

G.L. c. 44B, § 3(b)

We the undersigned request that the question of accepting sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, which establishes a special “Community Preservation Fund” that may be appropriated and spent for certain open space, historic resources and affordable housing purposes be placed on the ballot for the next regular _____ [municipal or state] election. Acceptance will approve under Section 3(b) of Chapter 44B a property tax surcharge of __% (not more than 3%) of the taxes assessed annually on real property, which will be dedicated to the Fund and imposed starting with taxes assessed for fiscal year _____ beginning on July 1, _____. [It would also exempt the following from the surcharge: insert applicable exemptions, if any].

G.L. c. 44B, § 3(b½)

We the undersigned request that the question of accepting sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, which establishes a special “Community Preservation Fund” that may be appropriated and spent for certain open space, historic resources and affordable housing purposes be placed on the ballot for the next regular _____ [municipal or state] election. Acceptance will approve under Section 3(b½) of Chapter 44B: (1) a property tax surcharge of __% (not less than 1%) of the taxes assessed annually on real property and (2) the appropriation of other municipal revenues into the Fund in an amount up to _____% (not more than 2%) of the taxes assessed annually on real property, such surcharge and supplemental appropriations shall, when added together, not exceed 3% of the taxes assessed annually on real property and shall be dedicated to the Fund, the surcharge to be imposed and appropriations made starting in fiscal year _____ beginning on July 1, _____; [and to exempt from the surcharge the following: insert applicable exemptions, if any].

BALLOT QUESTION

(The following acceptance question must be used. See [G.L. c. 44B, § 3\(f\)](#))

Shall this (city or town) accept sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?

SAMPLE FAIR AND CONCISE SUMMARY

Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, establish a dedicated funding source to enable cities and towns to (1) acquire, create and preserve open space, which includes land for park and recreational uses and the protection of public drinking water well fields, aquifers and recharge areas, wetlands, farm land, forests, marshes, beaches, scenic areas, wildlife preserves and other conservation areas, (2) rehabilitate and restore land for recreational use, (3) acquire, preserve, rehabilitate and restore historic buildings and resources, (4) acquire, create, preserve and support affordable housing and (5) rehabilitate and restore open space and affordable housing that was acquired or created with community preservation funds.

If these sections are accepted, the funding sources for these community preservation purposes in (MUNICIPALITY) under Section 3(b)[or (b^{1/2})] of Chapter 44B will be (1) a surcharge of ___ % on the annual property tax assessed on real property and (2) annual distributions made by the state from a trust fund created by the Act; [and if the CPA is accepted under Section 3(b^{1/2}), (3) appropriations by the (city council/the town council/town meeting) from other municipal revenue sources in an amount up to ___ % of the annual property taxes assessed on real property.] The surcharge will be assessed [and if accepted under Section 3(b^{1/2}), appropriations made] starting in fiscal year _____, which begins on July 1, _____. [The following will be exempt from the annual surcharge: (1) property owned and occupied as a domicile of a person who qualifies for low income housing, or low or moderate income senior housing, as defined in the Act; (2) real property defined as commercial or industrial for property tax classification purposes under G.L. c. 59, § 2A in years a higher tax rate is adopted for those properties; (3) the real estate tax assessed on \$100,000 of the value of each parcel of residential real property as defined for property tax classification purposes; and (4) the real estate tax assessed on \$100,000 of the value of each parcel of commercial or industrial property as defined for property tax classification purposes.] A taxpayer receiving a regular property tax abatement or exemption will also receive a pro rata reduction in the surcharge.

A Community Preservation Committee will be established by [ordinance/by-law] to study community preservation resources, possibilities and needs and to make annual recommendations to (the city council/the town council/town meeting) on spending the funds. At least 10% of the revenues for each fiscal year will be spent or reserved for later spending on each of the Act's community preservation purposes: (1) open space including land for recreational uses, (2) historic resources and (3) affordable housing.

Attachment I-2

**COMMUNITY PRESERVATION ACT
AMENDMENTS**

G.L. c. 44B, § 16(a)

SAMPLE LANGUAGE

(Samples should not be used without the advice of municipal counsel.)

LEGISLATIVE BODY VOTES

SAMPLE SURCHARGE RATE AMENDMENT

ARTICLE/ORDER: To see if the city/town will amend the surcharge imposed under section 3 of chapter 44B of the General Laws, the Community Preservation Act, from __ % to __ % of the taxes assessed annually on real property, starting with taxes assessed for the fiscal year beginning on July 1, ____.

MOTION: Moved/ordered that the city/town vote to amend the surcharge imposed under section 3 of chapter 44B of the General Laws, the Community Preservation Act, from __ % to __ % of the taxes assessed annually on real property, starting with taxes assessed for the fiscal year beginning on July 1, ____.

SAMPLE EXEMPTION AMENDMENT

ARTICLE/ORDER: To see if the city/town will adopt/eliminate the exemption from the property tax surcharge imposed under section 3 of chapter 44B of the General Laws, the Community Preservation Act, for [state exemption], starting with taxes assessed for the fiscal year beginning on July 1, ____.

MOTION: Moved/ordered that the city/town vote to adopt/eliminate the exemption from the property tax surcharge imposed under section 3 of chapter 44B of the General Laws, the Community Preservation Act, for [state exemption], starting with taxes assessed for the fiscal year beginning on July 1, ____.

SAMPLE AMENDMENT TO ALLOW APPROPRIATION OF ADDITIONAL MUNICIPAL REVENUE TO COMMUNITY PRESERVATION FUND UNDER SECTION 3(b½)

ARTICLE/ORDER: To see if the city/town will vote to amend its acceptance of the Community Preservation Act and accept the Act under Section 3(b½) of Chapter 44B of the General Laws, amend the surcharge imposed under section 3 of chapter 44B of the General Laws from __ % to __ % (surcharge must not be less than 1%) and approve annual appropriations of other municipal revenues into the Community Preservation Fund under Section 3(b½) of Chapter 44B in an amount up to ____ % (not more than 2%) of the taxes assessed annually on real property, such surcharge and supplemental appropriations shall, when added together, not exceed 3 % of the taxes assessed annually on real property and shall be dedicated to the Fund, starting with taxes assessed and appropriations made for the fiscal year beginning on July 1, ____.

MOTION: Moved/ordered that the city/town vote to amend its acceptance of the Community Preservation Act and accept the Act under Section 3(b½) of Chapter 44B of the General Laws, amend the surcharge imposed under section 3 of chapter 44B of the General Laws from __ % to __ % (surcharge must be not less than 1%) and approve annual appropriations of other municipal revenues into the Community Preservation Fund under Section 3(b½) of Chapter 44B in an amount up to ____ % (not more than 2%) of the taxes assessed annually on real property, such surcharge and supplemental appropriations shall, when added together, not exceed 3 % of the taxes assessed annually on real property and shall be dedicated to the Fund, starting with taxes assessed and appropriations made for the fiscal year beginning on July 1, ____.

BALLOT QUESTION

Shall this (city or town) amend its acceptance of sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body, a summary of which appears below?

SAMPLE FAIR AND CONCISE SUMMARY

City/town accepted Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, and established a “Community Preservation Fund” with a dedicated funding source. Fund monies may be spent to (1) acquire, create and preserve open space, which includes land for park and recreational uses and the protection of public drinking water well fields, aquifers and recharge areas, wetlands, farm land, forests, marshes, beaches, scenic areas, wildlife preserves and other conservation areas, (2) rehabilitate and restore land for recreational use, (3) acquire, preserve, rehabilitate and restore historic buildings and resources, (4) acquire, create, preserve and support affordable housing and (5) rehabilitate and restore open space and affordable housing that was acquired or created with community preservation funds.

The funding source is a ____ % surcharge on the annual property tax assessed on real property [and if the CPA was accepted under Section 3(b½), appropriations from other municipal revenues]. [The city/town has adopted the following exemptions from the annual surcharge: (1) property owned and occupied as a domicile of a person who qualifies for low income housing, or low or moderate income senior housing, as defined in the Act; (2) real property defined as commercial or industrial for property tax classification purposes under G.L. c. 59, § 2A in years a higher tax rate is adopted for those properties; (3) the real estate tax assessed on \$100,000 of the value of each parcel of residential real property as defined for property tax classification purposes; and (4) the real estate tax assessed on \$100,000 of the value of each parcel of commercial or industrial property as defined for property tax classification purposes.]

This amendment will [(reduce/increase) the surcharge from (____)% to (____)%.] [(reduce/increase) the surcharge from (____)% to (____)% and approve (city council/town council/town meeting) appropriation of other municipal revenues into the Fund in an amount up to ____% of the annual property taxes assessed on real property, which when added together, the surcharge and appropriations into the Fund will not be more than 3% of the taxes assessed annually on real property.] [(add / eliminate) the following exemptions from the annual surcharge: (1) property owned and occupied as a domicile of a person who qualifies for low income housing, or low or moderate income senior housing, as defined in the Act; (2) real property defined as commercial or industrial for property tax classification purposes under G.L. c. 59, § 2A in years a higher tax rate is adopted for those properties; (3) the real estate tax

assessed on \$100,000 of the value of each parcel of residential real property as defined for property tax classification purposes; and (4) the real estate tax assessed on \$100,000 of the value of each parcel of commercial or industrial property as defined for property tax classification purposes.] This amendment will take effect starting in fiscal year _____, which begins on July 1, _____.

The surcharge will continue to be calculated in the same manner by multiplying the real estate tax on the parcel by the adopted percentage. A taxpayer receiving any other exemption or abatement of tax on real property receives a pro rata reduction in surcharge.

Attachment I-3

COMMUNITY PRESERVATION ACT REVOCATION Must Follow Same Process as Acceptance [G.L. c. 44B, § 16\(b\)](#)

SAMPLE LANGUAGE
(Samples should not be used without the advice of municipal counsel.)

SAMPLE LEGISLATIVE BODY VOTE

ARTICLE/ORDER: To see if the city/town will vote to revoke the town's acceptance of Sections 3 to 7 of Chapter 44B of the General Laws, the Community Preservation Act, effective for the fiscal year beginning on July 1, _____.

MOTION: Moved/ordered that the city/town vote to revoke the town's acceptance of Sections 3 to 7 of Chapter 44B of the General Laws, the Community Preservation Act, effective for the fiscal year beginning on July 1, _____.

OR

SAMPLE PETITION

We the undersigned request that the question of revoking acceptance of sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, the Community Preservation Act, effective for the fiscal year beginning on July 1, _____, be placed on the ballot for the next regular municipal or state election.

BALLOT QUESTION

Shall this (city or town) revoke its acceptance of sections 3 to 7, inclusive of chapter 44B of the General Laws, as approved by its legislative body/proposed by a petition signed by at least five percent of the registered voters of this (city or town), a summary of which appears below?

SAMPLE FAIR AND CONCISE SUMMARY

City/town accepted Sections 3 to 7 of Chapter 44B of the General Laws of Massachusetts, also known as the Community Preservation Act, and established a "Community Preservation Fund" with a dedicated funding source. Fund monies may be spent to (1) acquire, create and preserve open space, which includes land for park and recreational uses and the protection of public drinking water well fields, aquifers and recharge areas, wetlands, farm land, forests, marshes, beaches, scenic areas, wildlife preserves and other conservation areas, (2) rehabilitate and restore land for recreational use, (3) acquire, preserve, rehabilitate and restore historic buildings and resources, (4) acquire, create, preserve and support affordable housing and (5) rehabilitate and restore open space and affordable housing that was acquired or created with community preservation funds. The funding source is a ____

% surcharge on the annual property tax assessed on real property [and if the CPA was accepted under Section 3(b½), appropriations from other municipal revenues]. [The city/town has adopted the following exemptions from the annual surcharge: (1) property owned and occupied as a domicile of a person who qualifies for low income housing, or low or moderate income senior housing, as defined in the Act; (2) real property defined as commercial or industrial for property tax classification purposes under G.L. c. 59, § 2A in years a higher tax rate is adopted for those properties; (3) the real estate tax assessed on \$100,000 of the value of each parcel of residential real property as defined for property tax classification purposes; and (4) the real estate tax assessed on \$100,000 of the value of each parcel of commercial or industrial property as defined for property tax classification purposes.]

A revocation of acceptance will take effect starting in fiscal year _____, which begins on July 1, _____. However, the surcharge will continue to be assessed in future years until monies in the Community Preservation Fund are sufficient to fully pay all community preservation obligations incurred by the city/town.

If acceptance is revoked, any monies remaining in the Community Preservation Fund must still be appropriated and spent only for the open space, historic and affordable housing purposes allowed by the Act.

Attachment II-1

COMMUNITY PRESERVATION SURCHARGE LOW/MODERATE INCOME EXEMPTION

Exemption Eligibility Requirements

1. **Applicant must own the property as of January 1.**
May be (1) sole owner, (2) co-owner, (3) life tenant or (4) trustee with sufficient beneficial interest in property under terms of trust.
2. **Applicant must occupy the property as domicile as of January 1.**
3. **Applicant and each co-owner must have household income for the calendar year before January 1 at or below the limit for that owner's household type and number (see below for formula).**
For property subject to trust, each co-trustee must meet income standard.

Calculation of Each Owner's Household Income

1. **Household Annual Gross Income from all sources.**
 - Includes wages, salaries and bonuses, public and private pensions, retirement income, Social Security, alimony, child support, interest and dividend income, net income from business, public assistance, disability and unemployment insurance, regular contributions/gifts from party outside the household.
 - Includes income of all household members who were 18 or older and not full time students during calendar year.
 - Does not include income imputed to income producing assets that do not actually produce income.
 - Does not include amounts received by an applicant pursuant to a reverse mortgage.
2. **Deduct Dependents Allowance.**
 - Number dependents on January 1 (not spouse) x \$ DCHD allowance.*
3. **Deduct Medical Expenses Exclusion.**
 - Total out of pocket medical expenses of all household members for calendar year exceeding 3% of household annual gross income (from line 1 above).
 - Out of pocket medical expenses include health insurance premiums, payments to doctors, hospitals and other health care providers, diagnostic tests, prescription drugs, medical equipment or other expenses not paid or reimbursed by employers, public/private insurers or other third parties.
4. **Equals Household Annual Income for CPA Exemption.**
 - Cannot exceed *Annual Income Limit for Household Type and Size*.

* Currently \$300. Available from [760 Code of Massachusetts Regulations 6.05\(4\)\(b\)](#).

Attachment II-1 (continued)

**COMMUNITY PRESERVATION SURCHARGE
LOW/MODERATE INCOME EXEMPTION**

Annual Income Limit by Household Type and Size
US HUD AWMI = Area wide median income issued by HUD**
Round all calculations to nearest \$50.00

Household Type: Property owned by senior (60 or older)

Household Size	Annual Income Limit
1	$(1.00 \times \text{US HUD AWMI}) \times .70$
2	$(1.00 \times \text{US HUD AWMI}) \times .80$
3	$(1.00 \times \text{US HUD AWMI}) \times .90$
4	$(1.00 \times \text{US HUD AWMI})$
5	$(1.00 \times \text{US HUD AWMI}) \times 1.08$
6	$(1.00 \times \text{US HUD AWMI}) \times 1.16$
7	$(1.00 \times \text{US HUD AWMI}) \times 1.24$
8	$(1.00 \times \text{US HUD AWMI}) \times 1.32$

Household Type: Property owned by non-senior (under 60)

Household Size	Annual Income Limit
1	$(.80 \times \text{US HUD AWMI}) \times .70$
2	$(.80 \times \text{US HUD AWMI}) \times .80$
3	$(.80 \times \text{US HUD AWMI}) \times .90$
4	$(.80 \times \text{US HUD AWMI})$
5	$(.80 \times \text{US HUD AWMI}) \times 1.08$
6	$(.80 \times \text{US HUD AWMI}) \times 1.16$
7	$(.80 \times \text{US HUD AWMI}) \times 1.24$
8	$(.80 \times \text{US HUD AWMI}) \times 1.32$

****Available at <http://www.huduser.org/portal/datasets/il.html>. Click the applicable fiscal year, and then under “Median Family Incomes”, click “Median Family Documentation” for the fiscal year. Then “click here” button MFI Documentation for FY. Select Massachusetts under “Select a state”, and then select your city or town and county. Then, “View County Calculations” for the Median Family Income for your city or town. Insert this number for “US HUD AWMI” in chart above.**

Attachment V-1

COMMUNITY PRESERVATION FUND PROJECT EXPENDITURE EXAMPLES

I. COMMUNITY PRESERVATION ASSET CATEGORIES

The three community preservation (CP) asset categories are: (1) open space (including land for recreational use); (2) historic resources; and (3) community housing. In each asset category, CP funds may be appropriated for the following projects.

A. Open Space

1. The acquisition, creation and preservation of open space.
2. The rehabilitation or restoration of open space; provided the open space was acquired or created with community preservation funds.

B. Land for Recreational Use

The acquisition, creation, preservation, rehabilitation and restoration of land for recreational use.

C. Historic Resources

The acquisition, preservation, rehabilitation and restoration of historic resources.

D. Community Housing

1. The acquisition, creation, preservation and support of community housing.
2. The rehabilitation or restoration of community housing; provided the housing was acquired or created with community preservation funds.
3. Appropriations to a municipal affordable housing trust fund created by a municipality pursuant to [G.L. c. 44, § 55C](#); however, the affordable housing trust may expend CP funds only for allowable community housing project purposes described in sections (1) and (2) above. [G.L. c. 44, §§ 55C\(a\), \(c\)\(1\)](#).

Whenever possible, the Community Preservation Committee (CPC) should recommend projects that reuse existing buildings or construct new buildings on previously developed sites. [G.L. c. 44B, § 5\(b\)\(2\)](#).

II. EXPENDITURE EXAMPLES

The following are examples of allowable expenditures of CP funds. The below listing is not all-inclusive.

A. Open Space

“Open space” for CP purposes is defined in [G.L. c. 44B, § 2](#) as “includ[ing], but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”

- Acquisition – Acquisition of real property or an interest in real property is allowable for open space purposes, including the acquisition of agricultural land, grasslands, fields, forest land, watershed land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, land to protect scenic vistas, land for wildlife or a nature preserve, land for recreational use and land to protect existing and future well fields, aquifers and recharge areas. The price of the acquisition must not exceed the value of the property as determined through “procedures customarily accepted by the appraising profession as valid.” [G.L. c. 44B, § 5\(f\)](#). The city or town must own any real property interest acquired with community preservation monies. Management of the properties may be delegated by the legislative body to the conservation commission, historical commission, park commission or housing authority, as appropriate, or to a nonprofit corporation created under [G.L. c. 180](#) or nonprofit trust created under [G.L. c. 203](#). [G.L. c. 44B, § 12\(b\)](#). Real property interests financed in whole or in part with CP Fund monies must be bound by a permanent restriction which conforms to the requirements of [G.L. c. 184, §§ 31-34](#). [G.L. c. 44B, § 12](#). The restriction must be enforceable by the city or town or the Commonwealth. It may also run to the benefit of and be enforced by a nonprofit, charitable corporation or foundation selected by the city or town. Funding may be appropriated from the CP Fund to pay a nonprofit organization created under [G.L. c. 180](#) to hold, monitor and enforce the restriction on the property. [G.L. c. 44B, § 12](#).
- Acquisition - Appropriation of CP funds to a conservation fund established by [G.L. c. 40 § 8C](#) is allowable; however, any expenditure of such funds remains subject to the restrictions imposed by the CPA, including the requirement that any land acquired must be bound by a restriction described in [G.L. c. 44B, § 12](#). Therefore, the conservation commission may spend CPA funds only for those purposes that are authorized by both [G.L. c. 40 § 8C](#) and the CPA, for example, acquisition of land for open space purposes. To ensure that these requirements are carried out, the CPC recommendation and any legislative body appropriation vote should expressly include these conditions.

- Rehabilitation – Expenditures for rehabilitation and restoration of open space (not including lands for recreational use) are not allowable unless the open space was acquired or created pursuant to [G.L. c. 44B, § 5\(b\)\(2\)](#). For example, funding is allowable for rehabilitation of municipal forest land, provided the forest land was acquired with community preservation funds. CP funds cannot be used, however, to fund any expenditure that would fall within the CPA definition of “maintenance,” even if the expenditure is required by a forest management plan. [G.L. c. 44B, §§ 2 and 5\(b\)\(2\)](#).

B. Land for Recreational Use

“Recreational use” for CP purposes is defined in [G.L. c. 44B, § 2](#) as “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.” The CPA definition limits recreational use to an outdoor recreational pursuit.

- Acquisition – Acquisition of land for recreational use is allowable. See Acquisition of Open Space above.
- Rehabilitation - Capital improvements, as defined in [G.L. c. 44B, § 2](#), to municipally-owned recreation land that make the land or related recreational facilities more functional for their intended outdoor recreational use are allowable including, but not limited to, installation of trails for walking, hiking, horseback riding or skiing; installation of water lines and pathways in community gardens; installation of irrigation lines for athletic fields; and installations or replacements of outdoor playground equipment.
- Purchase of tennis rackets, basketballs, golf carts and other recreational equipment is not allowable because the expenditure does not acquire, create, preserve, rehabilitate or restore any land for recreational use.
- Installation of bleachers at an athletic field is not allowable because recreational use under the CPA does not include use of land for a stadium or similar structure. [G.L. c. 44B, § 2](#).
- Rehabilitation - Installation of restrooms for the use of a municipally-owned outdoor recreational facility such as athletic fields or a swimming pool is allowable as rehabilitation of land for recreational use, provided the restrooms make the land or related recreational facilities more functional for the intended outdoor recreational use. However, the use of CP funds for the installation of restrooms in a building or facility that primarily serves purposes unrelated to the outdoor recreational purpose is not allowable.

- Acquisition, Creation and Rehabilitation - Funding for rehabilitation (capital improvements or extraordinary repairs) of an outdoor swimming pool owned by a private nonprofit organization in exchange for the municipality's receipt of a public recreational use restriction and easement for the public's use of the swimming pool is allowable if it does not violate the *Anti-aid Amendment*. In this example, if the municipality had not required a public recreational use restriction and easement for the public's use in exchange for the CPA funding, the expenditure would likely not satisfy the three-factor test that the courts have established to determine allowable expenditures under the *Anti-aid Amendment*. (See IGR Section V-C-5 above, for information regarding the *Anti-aid Amendment*.) A grant agreement with the grant recipient should also be required to ensure grant funds are expended for the approved CP purpose. (For more information on grant agreements, see IGR Section V-B-2-e above.)
- Creation – Funding for the construction of non-commercial athletic fields, outdoor tennis and basketball courts, golf courses and outdoor swimming pools on municipal land is allowable as creation of lands for recreational use.
- Creation – Funding for the installation of soccer fields, including water lines for irrigation, on land owned by a private boosters club is allowable provided the municipality obtains a public recreational use restriction and easement commensurate with its expenditure of CPA funding. (See IGR Section V-C-5 above, for information regarding the *Anti-aid Amendment*.) A grant agreement with the grant recipient should also be required to ensure grant funds are expended for the approved CP purpose. (For more information on grant agreements, see IGR Section V-B-2-e above.)
- Funding for construction (creation) of a new indoor community recreational facility or to rehabilitate an existing indoor community recreational facility is not allowable because an indoor community recreational facility is not within the CPA definition of “recreational use” as it houses indoor recreational uses and is similar to a gymnasium. [G.L. c. 44B, § 2.](#)
- Funding for a feasibility study or engineering or other studies for a new indoor community recreational facility or to rehabilitate an existing indoor community recreational facility is not allowable because the project itself is not eligible for CPA funding. Nor would funding for such studies be allowable under the CPC's administrative and operating budget to enable the CPC to determine whether to recommend funding for the project because the project itself is not eligible for funding under the CPA. If the project itself is not eligible for CP funding, then funding to study or plan the project is also not allowable.
- Funding for the installation of a paved “pathwalk” is not allowable when the “pathwalk” is in the nature of a functional sidewalk and not a “trail”

within the CPA definition of “recreational use.” *Mauch v. Town of Norwell*, Plymouth Superior Court No. PLCV2015-00517, Order on Motion for Summary Judgment, December 18, 2015.

C. **Historic Resources**

“Historic resources” for CP purposes is defined in [G.L. c. 44B, § 2](#) as a “building, structure, vessel real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.”

- **Rehabilitation and Restoration** - Funding is allowable for the rehabilitation of a historically significant municipally-owned building listed on the state register of historic places, provided the expenditure falls within the CPA definition of “rehabilitation,” is not within the CPA definition of “maintenance” and the work complies with the Standards for Rehabilitation stated in the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties. [G.L. c. 44B, § 2](#).
- **Acquisition, Rehabilitation and Restoration** - Funding is allowable for rehabilitation of the exterior of a building designed by H.H. Richardson, located on Main Street, owned by a nonprofit, is much-photographed and a prominent feature of the downtown and has been determined by the local historic preservation commission to be “significant in the history, archaeology, architecture or culture” of the city or town, in exchange for the municipality’s receipt of a historic preservation restriction from the nonprofit, provided the expenditure falls within the CPA definition of “rehabilitation,” is not “maintenance” and the work complies with the Standards for Rehabilitation stated in the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties and provided the grant does not violate the *Anti-aid Amendment*. (See IGR Section V-C-5 above for information regarding the *Anti-aid Amendment*. See also IGR Section V-B-2-e above, for information on grant agreements.)
- **Acquisition, Rehabilitation and Restoration** – Funding to restore or rehabilitate religious-content stained glass windows of an active church building (within the CPA definition of historic resource) in exchange for conveyance of a historic preservation restriction to the municipality is not allowable because such funding is in violation of the *Anti-aid Amendment*. [Caplan v. Acton](#), 479 Mass. 69 (2018). In applying the three-part test, the court determined: (i) the stated purpose of the proposed grant was for historic preservation and there was insufficient evidence to demonstrate a hidden purpose to aid the church; (ii) the effect of the grant would be to substantially aid the church; and (iii) the grant would not avoid the political and economic abuses which prompted the passage of the *Anti-aid Amendment*. After weighing and balancing the three factors, the court concluded that even if the sole motivating purpose of the grant was to preserve historic resources, “the other factors in our analysis – especially

the third factor, to which we accord special weight – still compel the conclusion that the stained glass grant runs afoul of the anti-aid amendment.” [Caplan](#), 479 Mass at 95-96.

Acquisition, Rehabilitation and Restoration - Funding for a loan program established by by-law or ordinance to fund rehabilitation work on privately-owned historically significant buildings (falling within the CPA definition of “historic resources”) in exchange for the city/town’s receipt of a historic preservation restriction on the property is allowable provided the loan does not violate the *Anti-aid Amendment*. (See IGR Section V-C-5 above, for information regarding the *Anti-aid Amendment*.) The loan repayments must be credited to the CP Fund. [G.L. c. 44B, § 7\(iii\)](#). And, at the end of the fiscal year, the loan repayments will become part of the CP Fund Balance which will be available as a financing source for appropriation after the accounting officer closes the municipal accounts for the previous fiscal year and determines the amount of the CP Fund Balance. (Municipalities should seek advice from their local counsel regarding the documentation needed to implement such a program.)

- Rehabilitation - Painting that is an integral part of a larger, eligible rehabilitation or restoration project, i.e., painting after extraordinary repairs or restoration of walls, woodwork, trim or siding (etc.) is allowable. However, periodic painting or repainting of a historic building on a recurring basis would be in the nature of “maintenance” and not be eligible for CPA funding.
- Restoration – Painting to restore a historic building to its original historic color is allowable. For example, a historic building originally painted yellow was painted purple in the 1970s. In this case, restoring the building to its historic yellow color is not periodic or recurring painting and is not “maintenance.” However, repainting the building yellow in a few years after its original painting would be “maintenance” and is not allowable.
- Preservation - Funding to move a historic lighthouse, within the CPA definition of “historic resource,” away from the edge of an ocean bluff that is eroding due to ocean wave and storm action such that the lighthouse is in danger of falling into the ocean, is an allowable CPA expenditure for the purpose of “preservation.” “Preservation” is defined narrowly in [G.L. c. 44B, § 2](#) as “protection of personal or real property from injury, harm or destruction.” If the lighthouse is owned by a nonprofit, legal counsel should be consulted to ensure that the *Anti-aid Amendment* is not violated. (See IGR Section V-C-5 above, for information regarding the *Anti-aid Amendment*.) A historic preservation restriction running to the municipality should be required to ensure the continued preservation of the lighthouse which was the purpose of the CPA expenditure.
- Funding for an inventory of historic buildings within the municipality is not allowable as a CP project expenditure because an inventory is not a “historic resource” under the CPA definition. However, preparing the

inventory may be fundable, in whole or in part, under the CPC's administrative and operating budget if the inventory will assist the CPC in performing its statutory duties, including reviewing the community's community preservation "needs, possibilities and resources." [G.L. c. 44B, § 5\(b\)\(1\)](#). (See IGR Section V-B-1 above, Community Preservation Fund Expenditures, Annual Administrative and Operating Expenses of the CPC, for more information.)

- A document on file at the municipal clerk's office is not a historic resource under the CPA unless the document has been determined by vote of the local historic preservation commission to be "significant in the history, archeology, architecture or culture of a city or town." [G.L. c. 44B, § 2](#). For example, the birth record of Benjamin Franklin or the municipality's original charter could be determined by the local historic preservation commission to be "significant in the history, archeology, architecture or culture of a city or town."
- If a municipal document is determined by vote of the local historic preservation commission to be "significant in the history, archeology, architecture or culture of a city or town," then CP funding is allowable for the "acquisition, preservation, rehabilitation and restoration" of the physical document. For example, CPA funding could be used to de-acidify the paper, repair tears, remove harmful films and residues and encase the document in protective mylar. These expenditures would be allowable as "restoration" or "preservation" of the historic resource – the document.
- Funding for cataloguing, indexing, scanning, digitizing, transcribing or otherwise preserving the information content of municipal documents rather than preserving or restoring the physical historic resource itself, is not allowable. The historic document is the "historic resource."
- Funding for the codification of a municipality's by-laws or ordinances is not allowable because the expenditure does not acquire, preserve, rehabilitate or restore a "historic resource" under the CPA definition.
- Funding to research and write a history of the municipality is not an allowable expenditure because the expenditure does not acquire, preserve, rehabilitate or restore a "historic resource" under the CPA definition.
- Funding for the acquisition, preservation, rehabilitation or restoration of replicas of historic resources is not allowable because "replicas" are not within the CPA definition of historic resource.

D. Community Housing

- Acquisition and Creation - Funding for the municipality to acquire condominium units to be rented or later sold to income-eligible persons is

allowable, provided the units are made subject to an affordable housing restriction to be held by the municipality. [G.L. c. 44B, § 12](#). The proceeds of any rental or sale would be credited to the CP Fund. [G.L. c. 44B, § 7\(iv\)](#).

- Acquisition and Creation - Funding for the municipality to acquire affordable housing restrictions on properties where restrictions have expired or are about to expire is allowable. [G.L. c. 44B, § 12](#).
- Creation - Funding for the construction of affordable housing units that will be subject to an affordable housing restriction held by the municipality pursuant to [G.L. c. 44B, § 12](#) in a mixed-use development is allowable, provided the community preservation funds are used only for the affordable units and for the proportionate share of costs incidental to creating the affordable housing on the site, i.e., site surveys, environmental assessments, architectural and engineering fees, permit processing fees, legal and accounting fees, and similar expenses that are typically included in an appropriation for a municipal construction project.
- Acquisition and Creation - Funding for a Habitat for Humanity affordable housing project creating housing units that will be subject to an affordable housing restriction running to the municipality is allowable.
- Acquisition and Creation - Funding for a program to assist income-eligible persons make a down payment on a home in return for the municipality's acquisition of an affordable housing restriction on the unit is allowable.
- Rehabilitation - Funding for "rehabilitation" as defined in [G.L. c. 44B, § 2](#) - capital improvements or extraordinary repairs to community housing, including replacement of kitchen cabinets, flooring, windows, doors and roof, a fire alarm upgrade and improvements to comply with the Americans with Disabilities Act - is allowable provided the property to be rehabilitated was acquired or created with community preservation funds and provided the work is not within the CPA definition of "maintenance." If the property was not acquired or created with community preservation funds, CPA funding for "rehabilitation" is not allowable. [G.L. c. 44B, §§ 2, 5\(b\)\(2\)](#). If allowable, but the property is not municipally-owned, then municipal counsel should be consulted to ensure that the *Anti-aid Amendment* is not violated, whether an affordable housing restriction should be required and to determine grant agreement terms. (See IGR Section V-C-5 above, for information regarding the *Anti-aid Amendment* and IGR Section V-B-2-e above, for information on grant agreements.)
- Support - By definition, expenditures in "support of community housing" must be "for the purpose of making housing affordable". [G.L. c. 44B, § 2](#). As a result, the housing asset itself must be made affordable by the expenditure.

- Support – CP funding is allowable for the following rental assistance program. A municipality enters into an agreement with a nonprofit or local housing authority (LHA) to manage a rental assistance program where the nonprofit/LHA finds landlords with suitable units to participate in the program and income-eligible tenants seeking affordable housing. The program documents include two co-terminus contracts: (1) a housing assistance payment contract (contract) between the landlord and the nonprofit/LHA and (2) a lease between the landlord and the income-eligible individual (tenant). The lease requires that the tenant pay the landlord an “affordable” or “reduced” rent for the lease term. The contract requires the nonprofit/LHA to pay the landlord a rental assistance payment while the tenant occupies the unit. When added together, the total amount of the lease payment and rental assistance payment to the landlord will be equal to a fair market rent for the unit. The allowable costs of the program include the management fee to the nonprofit or LHA and the housing assistance payments to the landlords that participate in the program.

In this example, the housing unit is made affordable by the expenditure during the term of the contract with the landlord and the lease for the unit. In addition, funding would also be allowable for a last month’s rent and/or security deposit paid to a landlord pursuant to a contract and lease under the above program, both of which are returnable to the CP Fund at the end of the lease/contract term. The payments by the municipality to the nonprofit or LHA to manage the rental assistance program would not be a violation of the *Anti-aid Amendment* because the payments are in exchange for management services provided by the nonprofit or LHA under the agreement. See [*Commonwealth v. School Committee of Springfield*](#), 382 Mass. 665 (1981). (Municipalities should seek advice from their local counsel regarding the documentation needed to implement such a program.)

- Funding for an affordable housing needs assessment is not allowable as a CP project expenditure because it does not acquire, create, preserve, rehabilitate, restore or support any particular housing asset. However, the needs assessment is fundable under the CPC’s administrative and operating budget if it will assist the CPC in performing its statutory duties. (See IGR Section V-B-1 above, for more information on annual operating expenditures of the CPC.)
- Funding to a nonprofit to provide housing counseling and foreclosure prevention services to income-eligible individuals would not be an allowable expense as “support” of community housing because a housing asset is not made affordable by the expenditure. Nor would the expenditure be allowable as “acquisition,” “creation” or “rehabilitation” of community housing. It also would not be allowable as “preservation” of community housing because “preservation” is narrowly defined as “protection of personal or real property from injury, harm or destruction.” [G.L. c. 44B, § 2.](#)

- An appropriation to a municipal affordable housing trust fund created by a municipality pursuant to [G.L. c. 44, § 55C](#) is allowable. Such appropriations, however, are expendable by the affordable housing trust fund only for allowable community housing project purposes under [G.L. c. 44B, § 5\(b\)\(2\)](#) – acquisition, creation, preservation and support of community housing and rehabilitation or restoration of community housing acquired or created with community preservation funds. [G.L. c. 44, § 55C\(a\),\(c\)\(1\)](#). If a community desires to appropriate funds to its municipal affordable housing trust fund for a specific project, for example, the rental assistance program described above, the CPC’s recommendation and the legislative body’s appropriation vote should restrict the use of the funds for that particular project.

ATTACHMENT V-2 - COMMUNITY PRESERVATION FUND ALLOWABLE PROJECT SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure	Housing for low income individuals and families and low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION - Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION - Bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION - Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT - Programs providing grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages it, <u>for the purpose of making the housing affordable</u>				Yes, provided the housing asset itself is made affordable by the expenditure
REHABILITATION AND RESTORATION - Capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes, if open space asset acquired or created with CP funds	Yes, provided that rehabilitation complies with Secretary of Interior's Standards for Treatment of Historic Properties	Yes (includes replacement of playground equipment)	Yes, if housing asset acquired or created with CP funds
APPROPRIATIONS TO AFFORDABLE HOUSING TRUST G.L. c. 44, § 55C				Yes; however, trust is required to spend CPA funds for CPA community housing purposes.
<p>Maintenance expenditures are prohibited for all assets even if they could otherwise be considered acquisition, creation, preservation, support, rehabilitation or restoration</p> <p>Maintenance means incidental repairs that do <u>not</u> materially add to value of property or appreciably prolong property's life, but keep property in condition of fitness, efficiency or readiness</p>				

ATTACHMENT V-3

CPA PROJECT ELIGIBILITY FLOW-CHART

Refer to CPA definitions under [G.L. c. 44B, § 2](#) for words in *italics*.

1	<p>-Does the expenditure provide funding to an affordable housing trust? If YES, go to 3.</p> <p>-Does the expenditure relate to one of the three community preservation assets – (1) <i>open space</i>, including land for <i>recreational use</i>; (2) <i>historic resources</i>; (3) <i>community housing</i>? If YES, go to 2. If NO, the expenditure is not eligible for CPA funding.</p>
2	<p>-If the expenditure is related to <i>open space</i> but not to land for <i>recreational use</i>, go to 4.</p> <p>-If the expenditure is related to land for <i>recreational use</i>, go to 6.</p> <p>-If the expenditure is related to a <i>historic resource</i>, go to 7.</p> <p>-If the expenditure is related to <i>community housing</i>, go to 8.</p>
3	<p>A city or town may appropriate money in any year from the Community Preservation Fund (CP Fund) to an affordable housing trust fund under G.L. c. 44, § 55C. The trust must spend CPA funds for an allowable CP community housing purpose. Start at 8 below for determining allowable expenditures.</p>
4	<p>-Does the expenditure <i>acquire</i>, create or <i>preserve</i> open space?</p> <p>-If YES, the expenditure is eligible for CPA funding. But, go to 10 if the asset is owned by a nonprofit, private entity or individual.</p> <p>-If NO, does the expenditure <i>rehabilitate</i> or restore open space? If YES, go to 5.</p> <p>-If NO, the expenditure is not eligible for CPA funding.</p>
5	<p>-Was the <i>open space acquired</i> or created with CPA funds?</p> <p>-If YES, the expenditure is eligible for CPA funding. But, go to 10 if the asset is owned by a nonprofit, private - entity or individual.</p> <p>-If NO, the expenditure is not eligible for CPA funding.</p>
6	<p>-Does the expenditure <i>acquire</i>, create, <i>preserve</i>, <i>rehabilitate</i> or restore land for <i>recreational use</i>?</p> <p>-If YES, the expenditure is eligible for CPA funding. But, go to 10 if the asset is owned by a nonprofit, private entity or individual.</p> <p>-If NO, the expenditure is not eligible for CPA funding.</p>
7	<p>-Does the expenditure <i>acquire</i>, <i>preserve</i>, <i>rehabilitate</i> or restore a <i>historic resource</i>?</p> <p>-If YES, the expenditure is eligible for CPA funding. But, go to 10 if the asset is owned by a nonprofit, private entity or individual.</p> <p>-If NO, the expenditure is not eligible for CPA funding.</p>
8	<p>-Does the expenditure <i>acquire</i>, create, <i>preserve</i> or <i>support community housing</i>?</p> <p>-If YES, the expenditure is eligible for CPA funding. But, go to 10 if the asset is owned by a nonprofit, private entity or individual.</p> <p>-If NO, does the expenditure <i>rehabilitate</i> or restore <i>community housing</i>? If YES, go to 9.</p> <p>-If NO, the expenditure is not eligible for CPA funding.</p>
9	<p>-Was the <i>community housing acquired</i> or created with CPA funds?</p> <p>-If YES, the expenditure is eligible for CPA funding. But, go to 10 if the asset is owned by a nonprofit, private entity or individual.</p> <p>-If NO, the expenditure is not eligible for CPA funding.</p>
10	<p>The <i>Anti-aid Amendment to the Massachusetts Constitution, Mass. Const. Amend. Article 42, § 2</i>, as amended by Article 103, restricts grants of public funds to private organizations. A three-factor test to determine the constitutionality of grants challenged under the <i>Anti-aid Amendment</i> has been developed by the court: (i) whether the proposed grant is for the purpose of founding, maintaining or aiding [the institution, private organization, nonprofit, church, etc.]; (ii) whether the effect of the grant is to substantially aid [the institution, private organization, nonprofit, church, etc.]; and (iii) whether the grant avoids the political and economic abuses which prompted the passage of the <i>Anti-aid Amendment</i>. Commonwealth v. School Comm. of Springfield, 382 Mass. 665, 675 (1981). Caplan v. Acton, 479 Mass. 69 (2018). Massachusetts case law likewise prohibits gratuitous payments, gifts or grants of public funds (which include CPA funds) to individuals. Opinion of the Justices, 313 Mass. 779, 784 (1943). Consult with municipal counsel whenever these grants are being considered.</p>

ATTACHMENT VI - 1 CHART - COMMUNITY PRESERVATION FUND FINANCING SOURCES					
	ANNUAL FUND REVENUES		FUND BALANCE	BUDGETED RESERVES	BORROWING
	CPA ADOPTION - G.L. c. 44B, § 3(b) (Traditional Surcharge)	CPA ADOPTION - G.L. c. 44B, § 3(b½) - Surcharge + Alternative Annual Financing Sources (Blended Surcharge)			
Definition / Source	Annual recurring revenues. - Surcharges (up to 3%) assessed for FY. - State trust fund distribution received during FY (beginning in 2 nd year of fund operation and based upon surcharge assessed in previous FY).	Annual recurring revenues - Surcharges (at least 1%) assessed for FY. - Appropriations from other municipal financing sources to the CP Fund made from the tax levy (general fund) before the tax rate set or from available funds until 6/30. (Cannot exceed 2% of the year's tax levy and, when added to the surcharge, the total cannot exceed 3% of the tax levy.) - State trust fund distribution received during FY (beginning in 2 nd year of fund operation and based upon surcharge assessed in previous FY and additional funds appropriated to the fund)	Unspent funds generated by favorable operations during the previous FY that are available for appropriation. - Appropriation turn-backs, including unappropriated balance annual budgeted reserve. - Actual receipts in excess of budgeted revenues. - Investment interest. - Miscellaneous non-recurring revenues.	- <u>Annual Budgeted Reserve</u> : reserved by legislative body for future appropriation for any CPA purpose during FY. - <u>Special Purpose (restricted) Reserve</u> : reserved by legislative body for future appropriation for one of the three CPA purposes: (1) open space (including recreation), (2) historic resources and (3) community housing.	Debt repaid with future fund revenues. Proceeds from notes, bonds or other debt obligations issued for a CPA purpose.
Limitations	- Legislative body <i>must</i> spend or reserve 10% of each year's annual revenues for each CPA purpose: (1) open space (including recreation), (2) historic resources and (3) community housing. - Cannot spend from appropriations from revenues until FY begins (<i>i.e.</i> , 7/1).	- See "Traditional Surcharge" for 10% minimum annual commitments. (Additional funds from other financing sources are annual revenues for purposes of meeting the annual 10% commitments.) - Cannot spend from appropriations <u>from revenues</u> until FY begins (<i>i.e.</i> , 7/1) - Appropriations from other financing sources require legislative body vote that states the specific dollar amount being appropriated from the tax levy (general fund) or available funds to the community preservation fund. If financing source is restricted, restriction stays with the funds.	May be appropriated by legislative body for any CPA purpose.	Appropriations <i>to</i> a particular reserve require legislative body vote that states the specific dollar amount and source being reserved. Appropriations <i>from</i> the annual budgeted reserve may be made for any CPA purpose during the FY only and any unappropriated balance at year-end closes to fund balance. Appropriations <i>from</i> a particular special purpose reserve are limited to that CPA purpose.	Legislative body <i>must</i> specifically vote borrowing under CPA (G.L. c. 44B, § 11) and two-thirds vote required (G.L. c. 44, § 2). Borrowing limited in amount to debt service payable from estimated surcharge revenues and, for "blended" surcharge communities, estimated additional revenues pursuant to § 3(b½). Borrowing subject to purpose and term limitations under G.L. c. 44 . Appropriations <i>from</i> proceeds remaining after purpose completed restricted to a CPA purpose for which borrowing may be authorized for same or longer term than original loan. G.L. c. 44, § 20 .

ATTACHMENT VI - 1
CHART - COMMUNITY PRESERVATION FUND FINANCING SOURCES

	ANNUAL FUND REVENUES		FUND BALANCE	BUDGETED RESERVES	BORROWING
	CPA ADOPTION - G.L. c. 44B, § 3(b) (Traditional Surcharge)	CPA ADOPTION - G.L. c. 44B, § 3(b^{1/2}) - Surcharge + Alternative Annual Financing Sources (Blended Surcharge)			
Available to Appropriate	Until tax rate set for FY Once rate set, only CPA available funds (budgeted reserves or fund balance) or borrowing may be used as financing source.	See Traditional Surcharge for “Available to Appropriate” information regarding surcharge revenues. For other financing sources, any time after appropriation into fund if appropriating from available funds (or after 7/1 for appropriations from general fund revenues).	Any time after accounting officer reports prior FY fund activities and balance to DOR until 6/30 close of current FY.	Annual budgeted reserve - during FY (<i>i.e.</i> 7/1 to 6/30). Special purpose reserves - any time (or after 7/1 for new reservations from annual revenues).	Anytime.
Similarity	General fund annual tax levy (taxes, state aid, receipts). Enterprise fund annual revenues (user charges and fees).	For surcharge revenues, see Traditional Surcharge “Similarity” information. For additional funds appropriated to the community preservation fund, similarity is with general fund and available funds appropriated into special purpose funds (<i>e.g.</i> , conservation fund).	Free cash Enterprise fund free cash (retained earnings).	Stabilization fund (<i>i.e.</i> , general fund monies reserved for later appropriation for municipal purpose). Enterprise fund budgeted surplus.	Other municipal debt.

ATTACHMENT VI-2 SAMPLE APPROPRIATION VOTE - ANNUAL COMMUNITY PRESERVATION PROGRAM BUDGET

ARTICLE: TO ACT ON THE REPORT OF THE COMMUNITY PRESERVATION COMMITTEE ON THE FISCAL YEAR 20XX COMMUNITY PRESERVATION BUDGET AND TO APPROPRIATE OR RESERVE FOR LATER APPROPRIATION MONIES FROM COMMUNITY PRESERVATION FUND ANNUAL REVENUES OR AVAILABLE FUNDS FOR THE ADMINISTRATIVE EXPENSES OF THE COMMUNITY PRESERVATION COMMITTEE, THE PAYMENT OF DEBT SERVICE, THE UNDERTAKING OF COMMUNITY PRESERVATION PROJECTS AND ALL OTHER NECESSARY AND PROPER EXPENSES FOR THE YEAR, OR TAKE ANY OTHER ACTION RELATIVE THERETO.

MOTION: I move that the town vote to appropriate or reserve from Community Preservation Fund annual revenues or available funds the amounts recommended by the Community Preservation Committee for committee administrative expenses, debt service, community preservation projects and other expenses in Fiscal Year 20XX, with each item to be considered a separate appropriation.

PROPOSED FISCAL YEAR 20XX COMMUNITY PRESERVATION BUDGET

THE COMMUNITY PRESERVATION COMMITTEE RECOMMENDS THAT THE FOLLOWING AMOUNTS BE APPROPRIATED OR RESERVED FROM FISCAL YEAR 20XX COMMUNITY PRESERVATION FUND REVENUES, UNLESS OTHERWISE SPECIFIED, FOR FISCAL YEAR 20XX COMMUNITY PRESERVATION PURPOSES WITH EACH ITEM CONSIDERED A SEPARATE APPROPRIATION:

<u>ESTIMATED REVENUES FY XX</u>	<u>AMOUNT</u>	
CPA SURCHARGE & 3(b½) REVENUES	\$500,000	
STATE TRUST FUND DISTRIBUTION	100,000	
<u>TOTAL ESTIMATED REVENUES</u>	<u>\$600,000</u>	
<u>BUDGET FY20XX</u>		
<u>PURPOSE</u>	<u>RECOMMENDED</u>	<u>FUNDING SOURCE</u> (if other than FY annual fund revenues)
Appropriations		
Community Preservation Committee Administrative Budget	30,000	
For the acquisition of Green Acre Farm debt service (open space)	\$60,000	
For the rehabilitation of the historic town library (historic preservation)	\$50,000	
Reserves		
Special Purpose (Restricted) Reserves		
Open Space	0	
Historic Resources	\$10,000	
Community Housing	\$60,000	
Undesignated Reserve		
Annual Budgeted Reserve	\$390,000	

A COMMUNITY MAY CHOOSE TO INCLUDE DEBT SERVICE, COMMUNITY PRESERVATION COMMITTEE AND OTHER EXPENSES TO BE FUNDED FROM COMMUNITY PRESERVATION FUND FINANCING SOURCES IN ITS OMNIBUS BUDGET RATHER THAN IN THE COMMUNITY PRESERVATION BUDGET. IT MAY ALSO MAKE SEPARATE SPECIAL PURPOSE APPROPRIATIONS FROM FUND FINANCING SOURCES DURING THE YEAR. VOTES FROM FUND SOURCES SHOULD BE MADE AS FOLLOWS:

<u>SOURCE</u>	<u>VOTE</u>
Annual revenues	<ul style="list-style-type: none"> • To appropriate \$10,000 from FY20XX Community Preservation Fund revenues for _____. • To reserve \$250,000 from FY20XX Community Preservation Fund revenues for FY20XX Community Preservation Fund purposes (FY20XX Annual Budgeted Reserve) • To reserve \$100,000 from FY20XX Community Preservation Fund revenues for Open Space.
Fund Balance	<ul style="list-style-type: none"> • To appropriate/transfer \$75,000 from Community Preservation Fund balance to _____.
Annual Budgeted Reserve	<ul style="list-style-type: none"> • To appropriate/transfer \$75,000 from FY20XX Community Preservation Annual Budgeted Reserve to _____.
Special Purpose Reserves	<ul style="list-style-type: none"> • To appropriate/transfer \$75,000 from Community Preservation Fund Open Space Reserve to _____.
Excess Bond Proceeds	<ul style="list-style-type: none"> • To appropriate/transfer \$10,000 from Community Preservation – Parcel X Land Acquisition Loan balance to _____.

Attachment VII-1

SAMPLE COMMUNITY PRESERVATION APPROPRIATION VOTE (INCLUDES BORROWING AUTHORIZATION)

ARTICLE: TO SEE IF THE TOWN WILL VOTE TO ACQUIRE BY PURCHASE OR EMINENT DOMAIN A PARCEL OF LAND DESCRIBED AS ASSESSORS MAP 30 LOT 125 CONSISTING OF APPROXIMATELY 25.2 ACRES FOR OPEN SPACE PURPOSES [STATE SPECIFIC CATEGORIES WITHIN OPEN SPACE] UNDER THE COMMUNITY PRESERVATION ACT, AND TO APPROPRIATE OR TRANSFER FROM THE COMMUNITY PRESERVATION FUND ANNUAL REVENUES OR AVAILABLE FUNDS, OR TO AUTHORIZE THE TREASURER WITH THE APPROVAL OF THE SELECTMEN TO BORROW UNDER THE COMMUNITY PRESERVATION ACT, A SUM OF MONEY TO FUND SUCH ACQUISITION AND APPLY ANY NET PREMIUM AND ACCRUED INTEREST RECEIVED AS A RESULT OF SUCH BORROWING TO THE COSTS OF THE PROJECT AND REDUCE THE BORROWING AUTHORIZATION BY THE SAME AMOUNT, AND TO AUTHORIZE THE GRANTING OF A PERMANENT RESTRICTION ON SAID PARCEL PURSUANT TO SECTION 12 OF CHAPTER 44B OF THE GENERAL LAWS OR TAKE ANY OTHER ACTION RELATIVE THERETO.

MOTION: I move that the town authorize the Conservation Commission to purchase a parcel of land described as Assessors Map 30 Lot 125 consisting of approximately 25.2 acres for open space purposes [state specific categories within open space] under the Community Preservation Act and to fund such acquisition, that \$5,000,000 be appropriated with \$400,000 to be appropriated from FY20XX Community Preservation Fund revenues, \$100,000 to be transferred from the Community Preservation Fund Open Space Reserve, \$1,000,000 to be transferred from the Community Preservation Fund balance and that \$3,500,000 be borrowed by the treasurer, who is authorized with the approval of the selectmen, to issue any bonds or notes that may be necessary for that purpose, as authorized by General Laws Chapter 44B, § 11, or any other general or special law, for a period not to exceed the maximum number of years authorized by law and to authorize the treasurer to apply any net premium and accrued interest received as a result of such borrowing to the costs of the project and reduce the borrowing authorization by the same amount and to authorize the granting of a permanent restriction on said parcel pursuant to section 12 of Chapter 44B of the General Laws to the following: [insert identity of proposed holder of restriction here].

(Note - If a specific term for the borrowing is important for community preservation planning purposes, it should be set forth in the Community Preservation Committee's recommendation and the legislative body vote. Two-thirds vote is required for an eminent domain acquisition pursuant to [G.L. c. 44B, § 5\(e\)](#) and for borrowing [G.L. c. 44, § 2](#). The vote should state that the purchase is for specific categories within "open space", rather than just "open space purposes," to avoid later disputes over the uses to be allowed, such as active vs. passive recreation. Town meeting acquisition votes should include authorization for the granting of a permanent preservation restriction. A separate permanent restriction is required for a real property interest acquired with Community Preservation funds. [G.L. c. 44B, § 12.](#))

Attachment X-1

SAMPLE ACCOUNTING ENTRIES

1. The legislative body appropriates the following amounts from *estimated revenues*:

\$300,000	For open space acquisitions
60,000	For open space reserve
60,000	For historic resources reserve
60,000	For community housing reserve
20,000	For committee operating expenses

In addition, \$100,000 was appropriated from *the Historic Resources Reserve Fund Balance* for the acquisition of a historic site.

Accounting entries 1a, 1b, 1c, 1d and 1e are recorded in the Community Preservation Special Revenue Fund. Budgetary entries (1a, 1b and 1c) are illustrated in uppercase to distinguish them from actual entries (1d and 1e).

- 1a. To record estimated revenues budgeted.

ESTIMATED REVENUE	\$ 500,000	
BUDGETARY CONTROL		\$ 500,000

Subsidiary Ledger

COMMUNITY PRESERVATION SURCHARGE	\$ 500,000	
SUBSIDIARY REVENUE CONTROL		\$ 500,000

- 1b. To record amounts appropriated from estimated revenues.

BUDGETARY CONTROL	\$ 500,000	
APPROPRIATIONS		\$ 500,000

Subsidiary Ledger

SUBSIDIARY APPROPRIATION CONTROL	\$ 500,000	
OPEN SPACE LAND ACQUISITION		\$ 300,000
RESERVE FOR OPEN SPACE		\$ 60,000
RESERVE FOR HISTORIC RESOURCES		\$ 60,000
RESERVE FOR COMMUNITY HOUSING		\$ 60,000
OPERATING EXPENSES		\$ 20,000

1c. To record amounts appropriated from Historic Resources Reserve Fund Balance.

BUDGETARY FUND BALANCE	\$	100,000	
APPROPRIATION			\$ 100,000

Subsidiary Ledger

SUBSIDIARY APPROPRIATION CONTROL	\$	100,000	
HISTORIC SITE ACQUISITION			\$ 100,000

1d. Actual entry to record amounts appropriated to fund balance reserves.

Unreserved, undesignated Community Preservation Fund Balances	\$	180,000	
Fund balance reserved for open space			\$ 60,000
Fund balance reserved for historic resources			\$ 60,000
Fund balance reserved for community housing			\$ 60,000

1e. Actual entry to record appropriation from fund balance reserved for historic resource.

Fund balance reserved for historic resources	\$	100,000	
Fund balance reserved for expenditures			\$ 100,000

2. The assessors forward a notice of commitment for FY2002 to the accounting officer showing a committed real estate tax of \$2,000 and community preservation surcharge of \$60.

General Fund

Real estate tax receivable 2002	\$	2000.	
Deferred revenue property tax			\$ 2000.

Other Special Revenue Fund

Community preservation surcharge receivable 2002	\$	60.	
Deferred revenue community preservation			\$ 60.

3. The taxpayer pays the full amount of the bill for \$2,060.

General Fund

Cash	\$	2000.	
Real estate tax receivable 2002			\$ 2000.

Deferred revenue property tax	\$	2000.	
Revenue			\$ 2000.

Other Special Revenue Fund

Cash	\$ 60.	
Community preservation surcharge receivable 2002		\$ 60.
Deferred revenue community preservation Revenue	\$ 60.	\$ 60.

4. Subsequent to the taxpayer paying the bill of \$2,060, the taxpayer applies for an abatement. The assessors grant an abatement of \$500 for the real estate tax and \$15 for the community preservation surcharge.

General Fund

Overlay 2002	\$ 500.	
Real estate tax receivable 2002		\$ 500.

Other Special Revenue Fund

<i>Deferred revenue community preservation</i>	\$ 15.	
<i>Community preservation surcharge receivable 2002</i>		\$ 15.

5. The collector issues a refund for \$500 for the real estate tax and \$15 for the community preservation surcharge.

General Fund

Real estate tax receivable 2002	\$ 500.	
Cash		\$ 500.
Revenue	\$ 500.	
Deferred revenue property tax		\$ 500.

Other Special Revenue Fund

<i>Community preservation surcharge receivable 2002</i>	\$ 15.	
<i>Cash</i>		\$ 15.
<i>Revenue</i>	\$ 15.	
<i>Deferred revenue community preservation</i>		\$ 15.



TOWN OF SWAMPSCOTT

OFFICE OF BOARD OF SELECTMEN

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

APPLICATION FOR AN ENTERTAINMENT LICENSE

PART 1: APPLICANT

Applicant Name: Chris Bendicksen

Applicant Phone #: 7 [REDACTED]

Applicant Address: [REDACTED]

Applicant Email: [REDACTED]

PART 2: TYPE OF LICENSE REQUESTED

☐ Single-Day License

Date & Timeframe: _____

☒ Multi-Day License

☐ Mondays _____

☐ Tuesdays _____

☐ Wednesdays _____

☐ Thursdays _____

☒ Fridays 6p-11p

☒ Saturdays 6p-11p

☒ Sundays 3p-7p

Is this a license renewal or a new application? ☒ Renewal ☐ New license

PART 3: BUSINESS ORGANIZATION

Business Name: Swampscott Yacht Club

Business Phone #: 781-956-3351

Business Address: 425 Humphrey St. Swampscott MA 01907

Employer Identification Number: [REDACTED]

If ownership changed in last year, please indicate previous business name, owner, and date you assumed possession:

Was there an approved transfer of Liquor or Common Victualler License within the last year? ☐ Yes ☒ No ☐ N/A

Has anyone who holds direct or indirect interest in the premises ever been denied an entertainment license or had an entertainment license suspended, revoked, or voluntarily surrendered an entertainment license in any jurisdiction?

☐ Yes ☒ No If yes, please attach explanation and dates and indicate the person with the aforementioned interest.

Has the applicant or a director or an officer of the applicant (check all that apply and attach explanation):

- ☐ Been convicted of a felony within the past seven (7) years?
- ☐ Held an interest in an Liquor or Common Victualler license which has been suspended, revoked, or voluntarily surrendered?
- ☐ Any knowledge of illegal activity by its principals which may affect this license or the licensed premises?

PART 4: ENTERTAINMENT

Please identify with a checkmark the entertainment for which you are applying:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Audio Device (ex. Radio, computer, etc) | <input type="checkbox"/> Dancing by Patrons |
| <input type="checkbox"/> Jukebox | <input type="checkbox"/> Karaoke |
| <input checked="" type="checkbox"/> TV(s)/Monitor(s) (27" or under), # of <u>2</u>
(Menus on TVs not to be included unless for entertainment purposes as well) | <input type="checkbox"/> Instrumental Music, # of _____ |
| <input type="checkbox"/> Widescreen TV (over 27"), # of _____ | <input checked="" type="checkbox"/> Vocal Music, # of <u>4</u> |
| <input type="checkbox"/> Projector / Movie Screen, # of _____ | <input type="checkbox"/> Exhibition or Trade Show |
| <input type="checkbox"/> Trivia | <input type="checkbox"/> Stage Play, # of stages _____ |
| <input type="checkbox"/> Board Games | <input type="checkbox"/> Floor Show (Please describe such as comedian, dance performance, etc)
_____ |
| <input checked="" type="checkbox"/> Table Games, # of games <u>2</u> (ex. Ping pong, pool, shuffle board) <u>We have pool table & darts</u> | <input type="checkbox"/> Athletic Event (Please describe)
_____ |
| <input type="checkbox"/> Automatic Amusement Game(s) | <input type="checkbox"/> Other (Please describe)
_____ |
| <input type="checkbox"/> Disc Jockey | |

Additional Comments: _____
We are a members club. Aside from instrumental & vocal music, all other checked items are for members only.

If you are restricting admission for ENTERTAINMENT to adults as a matter of practice, does the premises have a special permit for "Adult Uses" from the Zoning Board of Appeals? ☐ Yes ☐ No ☒ NA

If you're applying for any type of automatic amusement game machine, please answer the following:

- Total Number of Games/Machines: _____
- Name(s) of Game/Machine: _____
- Manufacturer and Manufacturer's Serial Number(s): _____
- Will you own the coin-controlled game(s)?
☐ Yes ☐ No
- If "No," please provide the following information for the owner/vendor:
Name: _____
Address: _____
Telephone: _____
- Is this game(s) approved by the State Division of Standards? ☐ Yes ☐ No

PART 5: MANAGER OF RECORD

Please provide the following information on the proposed manager of record:

- Name of Proposed Manager: Chris Bendickson
- Home Address: [REDACTED]
- Email Address: [REDACTED]
- Work Phone: _____
- Home/Cell Phone: [REDACTED]
- Date of Birth: [REDACTED]
- Place of Birth: Poughkeepsie, NY
- Mother's Maiden Name: [REDACTED]
- Father's Name: [REDACTED]

Within the past seven (7) years, has the proposed manager been convicted of a felony or a violation of state or federal narcotics laws? ☐ Yes ☒ No

* The same Manager of Record must be on the Liquor or Common Victualler license.

STATEMENT OF APPLICANT: Under the pains and penalties of perjury, I affirm that the answers contained in this application are true to the best of my knowledge and belief, and that there are no other indirect interests in this license other than those indicated in this application.

Signature of Applicant: 

Print Name: Chris Bendickson

Date Signed: 5/31/2023

Relationship to Business: Commodore

Number
2023-13

Town of Swampscott
Office of the Select Board



This is to certify that Joseph L. Stevens, VFW Post #1240


**IS HEREBY GRANTED A
ONE DAY LIQUOR LICENSE**


to serve wines and malt beverages to patrons, aged 21 and over, attending the July 3rd, 2023 Firework Festival located on Town Hall Lawn, 22 Monument Avenue, Swampscott, MA 01907. The event will take place completely outdoors and sales are permitted between the hours of 4:00PM and 8:45PM. An area will be roped off for this event and patrons will have wrist bands. This document certifies that the servers are TIPs certified.

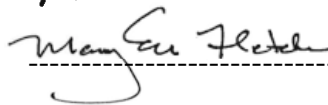
If applicable, this license is valid for a rain date of July 4th, 2023, between hours of 4:00PM and 8:45PM.


Applicant Information:


Joseph L. Stevens, VFW Post #1240
c/o David Emerton
8 Pine Street
Swampscott, MA 01907











Issued: June 26, 2023

Local Licensing Authority



TOWN OF SWAMPSCOTT
POLICE DEPARTMENT

531 HUMPHREY STREET
SWAMPSCOTT, MA 01907



ONE DAY LIQUOR LICENSE

APPLICANT INFORMATION

Name: Robert Dunn
Business (if applicable): Granite Coast Brewing
Applicant Address: 77B Main Street
Peabody, MA 01960
Name of Server: Amy Luckiewicz, Mike Smith, Rob Dunn
Tips Certification #: Certificates Rec'd

PROCESSING INFORMATION

License Type: Wines and/or malt
Payment Rec'd: Yes ☒ No ☐ N/A ☐
Liability Insurance: Yes ☒ No ☐ N/A ☐
Pending: _____

EVENT INFORMATION

Granite Coast is requesting (2) one-day liquor license permits for the Summer Concert Series (in conjunction with the Recreation Dept). The concerts will be located on Town Hall Lawn (22 Monument Ave) on July 12, 2023 and July 19, 2023. Beverage sales are permitted between the hours of 6:00PM-8:00PM. There are approximately 200 people expected to attend.

STAFF COMMENT

Applicant is aware of the ABCC regulations for One Day Special Permits. There have been 12 one-day permits approved year to date. A section of the lawn will be roped off for East Regiment beverage sales.

It is recommended to approve this application.

ABCC INFORMATION

For a One Day Special Permit you must contact the Local Licensing Authority of the city or town the event is held in. The Local Licensing Authorities may issue special licenses for the sale of wines and/or malt beverages to any enterprise however, special licenses for the sale of all alcoholic beverages may be issued to non-profit organizations only. The license is to be utilized for a single day.

The Local Licensing Authorities cannot grant special licenses to:

- a. any person for more than a total of 30 days per calendar year,
- b. to any person that has an on-premises license application pending before it,
- c. any premises that has an alcoholic beverages license.


Chief Ruben Quesada, Police Department


Sean Fitzgerald, Town Administrator



Patriot Properties

06/15/2023

10:28:11AM

Town of Swampscott

Certification Detail by Year Built

Filter Used: DataBuilding.YearBlt < 1924

6/15/2023

10:28:11AM

Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio																		
																						Cn	Ph	F																	
Year Built: 1637																																									
5-119-0	99 PARADISE RD	1	931	0.28	XA	267,500	558,700	826,200	826,200	1	03/14/1921	F	1	1T	2,497	1	1637	B+	VG	11%		1.00																			
Subtotals for: 1637																																									
Current Total:						826,200		Total Acres:						0.28		Sale Price:						1		Average Assessment:						826,200											
Previous Assessment:						826,200		Finished Area:						2,497		Parcel Count:						1		Assessment vs Previous:						1.00											
Year Built: 1720																																									
19-191-0	7 PURITAN RD	1	104	0.12	OD	628,100	455,400	1,083,500	1,083,500	1	11/22/1993	A	13	3	2,677	2	1720	C	GD	22%	5%	1.00																			
Subtotals for: 1720																																									
Current Total:						1,083,500		Total Acres:						0.12		Sale Price:						1		Average Assessment:						1,083,500											
Previous Assessment:						1,083,500		Finished Area:						2,677		Parcel Count:						1		Assessment vs Previous:						1.00											
Year Built: 1745																																									
27-114-0	1050 HUMPHREY ST	1	101	0.33	XV	347,600	466,600	814,200	893,700	1	01/04/1991	F	1	2A	2,598	1	1745	B	AG	27%		0.91																			
Subtotals for: 1745																																									
Current Total:						814,200		Total Acres:						0.33		Sale Price:						1		Average Assessment:						814,200											
Previous Assessment:						893,700		Finished Area:						2,598		Parcel Count:						1		Assessment vs Previous:						0.91											
Year Built: 1750																																									
21-41-0	23 LINCOLN HOUSE AV	1	101	0.29	OE	1,305,400	826,700	2,132,100	2,132,100	1,444,400	07/19/2011		1	2	2,820	1	1750	B+	VG	11%		1.00																			
Subtotals for: 1750																																									
Current Total:						2,132,100		Total Acres:						0.29		Sale Price:						1,444,400		Average Assessment:						2,132,100											
Previous Assessment:						2,132,100		Finished Area:						2,820		Parcel Count:						1		Assessment vs Previous:						1.00											
Year Built: 1760																																									
2-74-0	53 REDINGTON ST	1	104	0.15	EG	305,600	530,000	835,600	835,600	1	06/03/1998	A	12	1T	3,082	2	1760	C	GD	22%		1.00																			
Subtotals for: 1760																																									
Current Total:						835,600		Total Acres:						0.15		Sale Price:						1		Average Assessment:						835,600											
Previous Assessment:						835,600		Finished Area:						3,082		Parcel Count:						1		Assessment vs Previous:						1.00											
Year Built: 1780																																									
2-149A-0	21 BLANEY ST	1	104	0.07	EG	223,500	369,500	593,000	593,000	298,000	10/29/2014		12	2A	2,557	2	1780	C	GD	22%	5%	1.00																			
Subtotals for: 1780																																									
Current Total:						593,000		Total Acres:						0.07		Sale Price:						298,000		Average Assessment:						593,000											
Previous Assessment:						593,000		Finished Area:						2,557		Parcel Count:						1		Assessment vs Previous:						1.00											

6/15/2023

10:28:11AM

Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
Year Built: 1789																							
2-109-0	362 HUMPHREY ST	1	954	0.12	OE	992,500	237,500	1,230,000	1,230,000			87	2	2,584	1	1789	C+	VG	21%		1.00		
Subtotals for: 1789																							
Current Total:		1,230,000		Total Acres:		0.12		Sale Price:				Average Assessment:		1,230,000									
Previous Assessment:		1,230,000		Finished Area:		2,584		Parcel Count:		1		Assessment vs Previous:		1.00									
Year Built: 1795																							
26-58-0	16 WILLIAMS TR	1	101	0.33	OV	482,900	690,400	1,173,300	1,173,300	800,000	07/31/2014	15	1T	3,190	1	1795	B-	EX	3%		1.00		
Subtotals for: 1795																							
Current Total:		1,173,300		Total Acres:		0.33		Sale Price:		800,000		Average Assessment:		1,173,300									
Previous Assessment:		1,173,300		Finished Area:		3,190		Parcel Count:		1		Assessment vs Previous:		1.00									
Year Built: 1798																							
19-179-0	481 HUMPHREY ST	1	109	0.14	XA	216,700	452,300	669,000	669,000	580,000	12/10/2021	A	15	2A	2,270	2	1798	C+	GD	22%	5%	1.00	
Subtotals for: 1798																							
Current Total:		669,000		Total Acres:		0.14		Sale Price:		580,000		Average Assessment:		669,000									
Previous Assessment:		669,000		Finished Area:		2,270		Parcel Count:		1		Assessment vs Previous:		1.00									
Year Built: 1800																							
17-32-0	190 SALEM ST	1	101	0.73	XG	494,000	461,000	955,000	955,000	335,000	08/22/1997		15	1T	2,458	1	1800	C+	GD	22%		1.00	
21-10A-0	59 SCULPIN WY	1	101	0.14	EG	302,200	363,300	665,500	665,500	615,000	04/08/2019		15	2	1,860	1	1800	C	GD	22%		1.00	
21-14-0	70 PURITAN RD	1	101	0.14	OG	346,700	435,800	782,500	782,500	345,000	01/14/2009	S	6	2	2,240	1	1800	C+	GD	22%		1.00	
21-16B-0	59 PURITAN RD	1	101	0.05	OG	172,800	334,500	507,300	480,700	443,000	02/22/2019		15	1T	930	1	1800	C	GD	7%		1.06	
2-207-0	15 ROCKLAND ST	1	101	0.04	EG	237,900	220,800	458,700	458,700	100	10/04/2019		15	2A	1,166	1	1800	C	AV	32%		1.00	
2-57-0	31 KING ST	1	101	0.07	EG	263,400	306,900	570,300	570,300	555,000	09/15/2020	O	15	2A	1,316	1	1800	C	GD	22%		1.00	
2-79-0	7 HIGHLAND ST	1	104	0.26	EG	329,500	437,200	766,700	766,700	207,195	08/22/2019	A	12	1T	4,028	2	1800	C	AV	32%		1.00	
3-70-0	77 PINE ST	1	104	0.15	EF	221,300	525,600	746,900	746,900	653,000	11/26/2019		13	2	2,469	2	1800	C	GV	16%		1.00	
3-76-0	15 PORTER PL	1	101	0.07	EF	188,700	263,400	452,100	452,100		06/11/1979		15	1T	1,204	1	1800	C	AG	27%		1.00	
3-83-0	154 BURRILL ST	1	104	0.26	EF	260,200	422,100	682,300	682,300		01/21/1980		12	2	2,995	2	1800	C	AG	27%		1.00	
6-199-0	35 PITMAN RD	1	104	0.26	EF	262,100	337,800	599,900	599,900	100	12/13/2013	F	14	2	2,586	2	1800	C	AV	32%	5% 0%	1.00	
Subtotals for: 1800																							
Current Total:		7,187,200		Total Acres:		2.17		Sale Price:		3,153,395		Average Assessment:		653,382									
Previous Assessment:		7,160,600		Finished Area:		23,253		Parcel Count:		11		Assessment vs Previous:		1.00									
Year Built: 1804																							
3-80-0	140 BURRILL ST	1	101	0.11	EF	203,700	424,700	628,400	628,400	590,000	12/11/2020		15	1T	1,651	1	1804	C+	GD	22%		1.00	

6/15/2023

10:28:11AM

Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	NAL	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratic
Subtotals for: 1804																							
Current Total:		628,400				Total Acres:		0.11		Sale Price:		590,000		Average Assessment:		628,400							
Previous Assessment:		628,400				Finished Area:		1,651		Parcel Count:		1		Assessment vs Previous:		1.00							
Year Built: 1807																							
27-7-0	51 HARRISON AV	1	101	0.18	MV	344,500	524,000	868,500	868,500	610,000	08/20/2004	15	2	2,333	1	1807	C	VG	11%		1.00		
Subtotals for: 1807																							
Current Total:		868,500				Total Acres:		0.18		Sale Price:		610,000		Average Assessment:		868,500							
Previous Assessment:		868,500				Finished Area:		2,333		Parcel Count:		1		Assessment vs Previous:		1.00							
Year Built: 1810																							
2-159-0	39 REDINGTON ST	1	101	0.08	EG	269,500	315,300	584,800	584,800	300,000	06/03/2002	15	1T	1,498	1	1810	C	AG	27%		1.00		
Subtotals for: 1810																							
Current Total:		584,800				Total Acres:		0.08		Sale Price:		300,000		Average Assessment:		584,800							
Previous Assessment:		584,800				Finished Area:		1,498		Parcel Count:		1		Assessment vs Previous:		1.00							
Year Built: 1815																							
19-187-0	58 PURITAN RD	1	101	0.13	OG	338,600	218,700	557,300	557,300	450,000	04/30/2014	V	6	2A	1,841	1	1815	C+	FR	42%10%	1.00		
19-198-0	33 PURITAN RD	1	101	0.12	OD	630,400	329,400	959,800	959,800	610,000	06/17/2011		15	2	1,921	1	1815	C+	AV	32%	1.00		
2-173-0	212 HUMPHREY ST	1	013	0.12	CV	554,200	361,800	916,000	916,000	987,500	05/18/2022		52	2H	2,890	4	1815	C	AV	32%	1.00		
Subtotals for: 1815																							
Current Total:		2,433,100				Total Acres:		0.37		Sale Price:		2,047,500		Average Assessment:		811,033							
Previous Assessment:		2,433,100				Finished Area:		6,652		Parcel Count:		3		Assessment vs Previous:		1.00							
Year Built: 1820																							
21-28-0	120 PURITAN RD	1	101	0.17	OD	685,300	742,600	1,427,900	1,427,900	1,161,000	12/13/2019	O	15	2A	3,213	1	1820	B+	VG	11%	10%	1.00	
33-2-0	139 ATLANTIC AV	1	101	0.88	XE	553,900	732,400	1,286,300	1,286,300	1,025,000	11/02/2005		6	2	4,177	1	1820	A-	AV	32%		1.00	
Subtotals for: 1820																							
Current Total:		2,714,200				Total Acres:		1.04		Sale Price:		2,186,000		Average Assessment:		1,357,100							
Previous Assessment:		2,714,200				Finished Area:		7,390		Parcel Count:		2		Assessment vs Previous:		1.00							
Year Built: 1823																							
2-200-0	287 289 HUMPHREY ST	1	105	0.14	OD	655,600	1,520,200	2,175,800	2,175,800	10	12/23/2020	A	12	3	3,756	3	1823	A-	EX	1%		1.00	

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Parcel ID	Location		C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
Subtotals for: 1823																								
Current Total:		2,175,800		Total Acres:		0.14		Sale Price:		10		Average Assessment:		2,175,800										
Previous Assessment:		2,175,800		Finished Area:		3,756		Parcel Count:		1		Assessment vs Previous:		1.00										
Year Built: 1825																								
19-197-0	29	PURITAN RD	1	101	0.12	OD	636,000	209,600	845,600	845,600	1	07/16/2020	A	15	1T	2,506	1	1825	B	GD	22%	65%	1.00	
7-159-0	36	HILLSIDE AV	1	101	0.06	EF	106,600	290,700	397,300	397,300	100	04/09/2019	A	15	1T	1,832	1	1825	C	AV	32%		1.00	
Subtotals for: 1825																								
Current Total:		1,242,900		Total Acres:		0.18		Sale Price:		101		Average Assessment:		621,450										
Previous Assessment:		1,242,900		Finished Area:		4,338		Parcel Count:		2		Assessment vs Previous:		1.00										
Year Built: 1827																								
19-192-0	11	PURITAN RD	1	101	0.19	OD	716,100	610,300	1,326,400	1,326,400	150,000	11/03/1994		15	2	2,744	1	1827	B	EX	3%	10%	1.00	
Subtotals for: 1827																								
Current Total:		1,326,400		Total Acres:		0.19		Sale Price:		150,000		Average Assessment:		1,326,400										
Previous Assessment:		1,326,400		Finished Area:		2,744		Parcel Count:		1		Assessment vs Previous:		1.00										
Year Built: 1830																								
19-193-0	15	PURITAN RD	1	111	0.14	OD	655,100	681,700	1,336,800	1,336,800	1	04/22/2005	F	97	3	3,031	4	1830	C	GD	22%		1.00	
2-148-0	8	BLANEY CR	1	101	0.16	EG	311,300	420,100	731,400	731,400	535,000	12/03/2013		15	1T	1,299	1	1830	C	VG	11%		1.00	
2-153-0	39	BLANEY ST	1	101	0.13	EG	296,300	368,000	664,300	697,700	1	07/16/2018	A	12	2A	2,547	2	1830	C	AV	32%		0.95	
36-60-0	31	LITTLES POINT RD	1	101	1.02	OV	731,200	1,670,900	2,402,100	2,402,100	1,405,000	08/02/2004		5	2	5,781	1	1830	A+	EX	1%		1.00	
Subtotals for: 1830																								
Current Total:		5,134,600		Total Acres:		1.44		Sale Price:		1,940,002		Average Assessment:		1,283,650										
Previous Assessment:		5,168,000		Finished Area:		12,658		Parcel Count:		4		Assessment vs Previous:		0.99										
Year Built: 1831																								
7-151-0	30	CHERRY ST	1	101	0.12	EF	208,500	292,700	501,200	501,200	265,000	03/15/2006		15	1H	1,080	1	1831	C-	GD	22%		1.00	
Subtotals for: 1831																								
Current Total:		501,200		Total Acres:		0.12		Sale Price:		265,000		Average Assessment:		501,200										
Previous Assessment:		501,200		Finished Area:		1,080		Parcel Count:		1		Assessment vs Previous:		1.00										
Year Built: 1835																								
2-91-0	27	ROCKLAND ST	1	101	0.14	OA	275,700	277,300	553,000	553,000	10	01/31/2019		15	1T	1,606	1	1835	C	AV	32%		1.00	

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Cn	Ph	F	E	S/O	Ratic																		
Subtotals for: 1835																							
Current Total: 553,000					Total Acres: 0.14			Sale Price: 10			Average Assessment: 553,000												
Previous Assessment: 553,000					Finished Area: 1,606			Parcel Count: 1			Assessment vs Previous: 1.00												
Year Built: 1838																							
3-82-0	148 BURRILL ST	1	013	0.31	EF	279,700	508,200	787,900	787,900	07/31/1975		13	2A	3,586	3	1838	C	AG	27%		1.00		
Subtotals for: 1838																							
Current Total: 787,900					Total Acres: 0.31			Sale Price:			Average Assessment: 787,900												
Previous Assessment: 787,900					Finished Area: 3,586			Parcel Count: 1			Assessment vs Previous: 1.00												
Year Built: 1840																							
2-100-0	85 ROCKLAND ST	1	101	0.05	OG	293,200	239,600	532,800	532,800	460,000	09/13/2018	15	1T	1,315	1	1840	C	AV	32%		1.00		
2-142-0	292 HUMPHREY ST	1	111	0.18	OV	391,300	565,500	956,800	956,800	1	06/02/2015	A	97	2A	3,251	4	1840	C+	AG	27%		1.00	
2-198A-0	259 HUMPHREY ST	1	105	0.21	OD	736,900	845,000	1,581,900	1,581,900	1	04/03/2009	A	12	2	3,864	3	1840	B-	VG	11%		1.00	
2-200A-0	293 HUMPHREY ST	1	013	0.14	OD	651,700	928,100	1,579,800	1,579,800	1	06/16/1998	F	52	2T	5,906	4	1840	B+	GD	22%		1.00	
2-23-42	42 REDINGTON ST 42	1	102	0.00	CD	0	538,400	538,400	538,400	530,000	08/08/2021	O	99	1T	1,430	2	1840	B	VG	11%		1.00	
2-23-42A	42 REDINGTON ST 42A	1	102	0.00	CD	0	363,900	363,900	363,900		08/23/1984	99	1T	695	1	1840	B	VG	11%		1.00		
2-63-0	20 HIGHLAND ST	1	101	0.10	EG	283,000	234,400	517,400	517,400	290,000	04/09/2013	15	1T	1,045	1	1840	C	AV	32%		1.00		
2-68-0	56 ROCKLAND ST	1	104	0.19	OA	300,000	402,000	702,000	702,000	1	09/19/2011	J	12	2T	3,219	2	1840	C	AV	32%		1.00	
2-95-0	45 ROCKLAND ST	1	105	0.22	OG	395,100	737,200	1,132,300	1,194,800	1	04/27/2016	F	12	2T	5,038	3	1840	B-	GD	22%		0.95	
2-99-0	79 ROCKLAND ST	1	104	0.13	OG	342,200	539,200	881,400	881,400	524,900	11/10/1999	12	3	2,901	2	1840	B-	GD	22%		1.00		
3-71-0	81 PINE ST	1	101	0.14	EF	216,900	274,800	491,700	491,700	250,000	01/18/2013	O	15	2A	1,759	1	1840	C	AV	32%		1.00	
3-78-0	12 BOYNTON ST	1	101	0.09	EF	196,900	354,500	551,400	551,400	675,000	06/29/2022	15	2	1,673	1	1840	C	GD	22%		1.00		
3-92-0	190 BURRILL ST	1	101	0.14	EF	215,400	246,600	462,000	462,000	1,300,000	11/21/2002	G	15	1T	1,345	1	1840	C	AV	32%		1.00	
4-110-0	80 KING ST	1	101	0.14	EG	302,300	351,700	654,000	654,000	369,000	05/28/2009	15	2	1,872	1	1840	C	AG	27%		1.00		
6-63A-0	71 ESSEX ST	1	101	0.06	XF	184,400	295,800	480,200	480,200	100	12/30/2009	A	15	2A	1,593	1	1840	C	GD	22%		1.00	
Subtotals for: 1840																							
Current Total: 11,426,000					Total Acres: 1.80			Sale Price: 4,399,005			Average Assessment: 761,733												
Previous Assessment: 11,488,500					Finished Area: 36,904			Parcel Count: 15			Assessment vs Previous: 0.99												
Year Built: 1845																							
21-31-0	152 PURITAN RD	1	101	0.38	OV	515,000	926,300	1,441,300	1,441,300	10	11/12/2020	A	15	2H	3,415	1	1845	A	GD	22%		1.00	
2-21-0	58 60 REDINGTON ST	1	104	0.17	EG	320,800	612,500	933,300	933,300	1	07/26/2001	A	12	2A	3,572	3	1845	C+	GD	22%		1.00	
24-32-0	2 LODGE RD	1	104	0.23	EG	350,000	539,900	889,900	889,900	100	11/21/2002	A	12	1T	4,332	2	1845	C	GD	22%		1.00	
6-35-0	21 BEACH AV	1	101	0.27	EF	265,500	415,800	681,300	681,300	475,000	10/23/2014	U	15	2A	2,790	1	1845	C	GD	22%		1.00	

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																		Cn	Ph	F			
Subtotals for: 1845																							
Current Total:		3,945,800		Total Acres:		1.05		Sale Price:		475,111		Average Assessment:		986,450									
Previous Assessment:		3,945,800		Finished Area:		14,109		Parcel Count:		4		Assessment vs Previous:		1.00									
Year Built: 1847																							
36-38-0	29 LITTLES POINT RD	1	101	4.59	OE	2,322,700	2,371,800	4,694,500	4,694,500	1	08/06/2015	A	10	3	14,221	1	1847	AA	AV	32%		1.00	
Subtotals for: 1847																							
Current Total:		4,694,500		Total Acres:		4.59		Sale Price:		1		Average Assessment:		4,694,500									
Previous Assessment:		4,694,500		Finished Area:		14,221		Parcel Count:		1		Assessment vs Previous:		1.00									
Year Built: 1849																							
3-64-0	47 PINE ST	1	104	0.06	EF	185,600	376,300	561,900	561,900	261,500	05/01/2012		13	2H	2,008	2	1849	C	AG	27%		1.00	
Subtotals for: 1849																							
Current Total:		561,900		Total Acres:		0.06		Sale Price:		261,500		Average Assessment:		561,900									
Previous Assessment:		561,900		Finished Area:		2,008		Parcel Count:		1		Assessment vs Previous:		1.00									
Year Built: 1850																							
1-108-0	58 BURRILL ST	1	906	0.13	XA	211,800	415,400	627,200	627,200	375,000	11/22/2011	K	12	1T	2,039	2	1850	C	GD	22%	5%	1.00	
1-120-0	44 HUMPHREY ST	1	111	0.21	OG	386,500	797,200	1,183,700	1,183,700	7,200,000	11/25/2015	V	97	3	4,287	4	1850	B-	GD	22%		1.00	
13-68-0	64 EASTMAN AV	1	101	0.12	EA	209,400	343,000	552,400	552,400	469,000	12/05/2019		15	1H	1,024	1	1850	C	GD	22%		1.00	
1-40-0	6 ELMWOOD RD	1	101	0.09	EG	274,700	338,900	613,600	613,600	1	02/05/2018	A	15	1T	1,096	1	1850	C	VG	11%		1.00	
17-28-0	212 SALEM ST	1	101	0.25	XG	298,900	306,700	605,600	605,600		02/11/1970		15	1T	1,666	1	1850	C	AG	27%		1.00	
19-180B-0	50 PURITAN RD	1	104	0.12	OG	335,000	449,500	784,500	784,500	320,000	07/09/1999		12	2	2,228	2	1850	C	GD	22%		1.00	
19-186-0	8 SCULPIN WY	1	101	0.11	EG	287,300	291,800	579,100	579,100	1	08/18/2017	A	15	2	2,097	1	1850	C-	AV	32%		1.00	
19-188-1	48 PURITAN RD	1	102	0.00	CD	0	446,500	446,500	446,500	315,000	07/31/2018		99	2HST	1,152	1	1850	B	GD	8%		1.00	
19-188-2	48 PURITAN RD	1	102	0.00	CD	0	439,500	439,500	439,500	350,000	08/27/2018		99	2	959	1	1850	B	GD	8%		1.00	
19-194-0	17 PURITAN RD	1	105	0.11	OD	622,700	611,100	1,233,800	1,233,800	1	10/07/2014	A	12	3	3,245	3	1850	C+	GD	11%		1.00	
21-11-0	86 PURITAN RD	1	101	0.11	OG	327,900	366,700	694,600	694,600	790,000	11/18/2022		15	2	1,592	1	1850	C+	GD	22%		1.00	
21-13-0	74 PURITAN RD	1	104	0.10	OG	272,600	328,300	600,900	600,900	1	11/13/2014	H	12	1T	1,449	2	1850	C	GD	22%	10%	1.00	
2-114-0	25 INGALLS TR	1	101	0.12	OA	226,800	391,100	617,900	617,900	1	01/10/2022		15	2	1,548	1	1850	B-	GV	16%	15%	1.00	
2-119-0	30 INGALLS TR	1	104	0.09	OA	238,100	463,200	701,300	701,300	499,631	06/22/2007	A	13	2A	2,428	2	1850	C	AG	27%		1.00	
2-122-A	20 INGALLS TR 1	1	102	0.00	CD	0	274,800	274,800	274,800	150,000	08/11/2014		8	2	585	1	1850	B+	VG	19%		1.00	
2-122-B	20 INGALLS TR 2	1	102	0.00	CD	0	373,000	373,000	373,000	208,000	08/29/2014		8	2	850	1	1850	B+	VG	19%		1.00	
2-122-C	20 INGALLS TR 3	1	102	0.00	CD	0	439,900	439,900	439,900	499,000	11/02/2021		8	1	1,080	1	1850	B+	VG	19%		1.00	
2-133-0	6 6A HUMPHREY TR	1	104	0.10	OG	319,400	680,100	999,500	999,500		11/16/1972		12	2T	3,357	2	1850	B-	GV	16%		1.00	
2-169-0	30 BLANEY ST	1	101	0.08	EG	267,700	474,400	742,100	742,100	580,000	04/03/2018		15	2A	1,908	1	1850	C+	GV	16%		1.00	
2-30-0	71 REDINGTON ST	1	104	0.14	EG	301,100	372,700	673,800	673,800	10	09/14/2022		12	1T	1,547	2	1850	C+	GD	22%		1.00	
23-20-0	694 HUMPHREY ST	1	101	0.40	XA	298,400	709,500	1,007,900	1,007,900	770,000	08/04/2017		15	2	2,629	1	1850	B	VG	11%		1.00	

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2-41-0	56 KING ST	1	101	0.10	EG	279,600	385,700	665,300	665,300	330,000	03/13/2009	N	6	2A	1,938	1	1850	C	VG	11%			1.00
2-46-0	40 KING ST	1	104	0.09	EG	273,800	409,900	683,700	683,700	1	02/03/2003	A	12	1T	2,521	2	1850	C	AV	32%			1.00
25-31-0	27 HEMENWAY RD	1	101	0.13	EG	283,600	326,700	610,300	610,300	447,400	03/02/2018		15	1T	1,769	1	1850	C	AG	27%			1.00
2-61-0	49 KING ST	1	101	0.15	EG	293,000	289,100	582,100	582,100	400,000	08/25/2016		15	2	1,344	1	1850	C	AG	27%			1.00
2-66-0	68 ROCKLAND ST	1	104	0.10	EG	254,400	373,900	628,300	628,300	1	06/18/2003	A	12	2	1,886	2	1850	C+	AG	27%			1.00
2-70-0	42 ROCKLAND ST	1	104	0.21	OA	310,100	480,800	790,900	790,900	1	05/06/2020	A	12	2A	3,067	2	1850	C+	AG	27%			1.00
2-72-0	22 24 ROCKLAND ST	1	101	0.17	EG	320,200	536,200	856,400	856,400	555,000	10/29/2015		15	1T	2,466	1	1850	C+	GD	7%			1.00
2-73-0	16 ROCKLAND ST	1	104	0.10	EG	283,400	341,800	625,200	625,200	10	11/30/2020	A	12	1T	1,705	2	1850	C	AG	27%			1.00
28-78-0	1109 HUMPHREY ST	1	101	0.17	XV	259,100	333,000	592,100	592,100	233,000	11/15/1999		6	2	2,034	1	1850	B-	AV	32%			1.00
28-79-0	1107 HUMPHREY ST	1	101	0.15	XV	251,500	239,700	491,200	491,200	10	04/20/2020	A	15	1T	1,066	1	1850	C	AV	32%			1.00
28-85-0	41 BELLEVUE RD	1	101	0.31	EE	394,000	828,500	1,222,500	1,222,500		08/14/1987		15	2A	3,595	1	1850	B+	GV	16%			1.00
2-94-0	39 ROCKLAND ST	1	101	0.06	OA	238,500	222,100	460,600	460,600	369,000	09/09/2015		15	1T	1,403	1	1850	C-	AV	32%			1.00
2-96-0	49 ROCKLAND ST	1	101	0.22	OG	396,500	587,600	984,100	984,100	649,000	03/20/2013		15	2	2,755	1	1850	B-	VG	11%			1.00
2-98-0	69 ROCKLAND ST	1	104	0.44	OG	503,100	489,500	992,600	992,600	1	08/20/2020	A	12	2A	2,940	2	1850	B-	AV	32%			1.00
3-100-0	14 PARADISE RD	1	104	0.10	XF	201,500	292,100	493,600	493,600	255,000	07/11/2012		12	2	2,385	2	1850	C	FA	37%			1.00
31-30-0	19 MOSTYN ST	1	101	0.51	EE	499,200	1,172,300	1,671,500	1,671,500	1,375,000	07/09/2019		6	2H	3,870	1	1850	A	VG	11%			1.00
3-156-0	59 NORFOLK AV	1	101	0.07	XG	220,300	316,500	536,800	536,800	1	08/14/1991	A	15	2	1,222	1	1850	C	GD	22%			1.00
3-189-0	116 BURRILL ST	1	031	0.05	CA	115,600	262,700	378,300	378,300	10	09/14/1995	F	52	2	1,533	2	1850	C	AV	32%			1.00
3-47-0	90 PINE ST	1	101	0.15	EF	219,600	239,800	459,400	459,400	492,000	04/28/2021		15	1T	1,230	1	1850	C	AV	32%			1.00
3-79-0	16 BOYNTON ST	1	101	0.05	EF	182,000	196,400	378,400	378,400	267,000	01/13/2017		15	2	827	1	1850	C	FA	37%			1.00
3-84-0	160 BURRILL ST	1	104	0.19	EF	236,300	379,700	616,000	616,000	1	11/16/1999	A	12	2	2,316	2	1850	C	AG	27%			1.00
6-145-0	27 SPINALE RD	1	102	0.00	CD	0	735,500	735,500	735,500	516,043	11/22/2017		99	2	2,835	1	1850	B	GD	14%			1.00
6-145A-0	27 B SPINALE RD	1	102	0.00	CD	0	668,400	668,400	668,400	507,500	03/09/2018		99	2	2,099	1	1850	B	GV	10%			1.00
6-173-0	102 ESSEX ST	1	104	1.52	XF	234,100	388,300	622,400	622,400	1	12/15/2020	A	12	2	2,342	2	1850	C	AV	32%			1.00
6-191-0	69 CHERRY ST	1	101	0.14	EF	215,800	307,500	523,300	523,300	375,000	01/30/2020	O	15	1T	1,148	1	1850	C	GD	22%			1.00
6-193-0	58 ESSEX ST	1	101	0.07	XF	189,900	215,400	405,300	405,300	370,000	11/16/2021	O	15	1T	1,057	1	1850	C	AV	32% 10%			1.00
6-36-0	15 BEACH AV	1	104	0.16	EF	223,800	486,300	710,100	710,100	295,000	06/29/2000		12	2A	2,677	2	1850	C	GD	22%			1.00
6-89-0	81 ESSEX ST	1	104	0.23	XF	248,700	713,800	962,500	962,500	700,000	12/04/2018		13	2A	3,100	2	1850	B	AG	27%			1.00

Subtotals for: 1850

Current Total: 33,538,400

Previous Assessment: 33,538,400

Total Acres: 7.93

Finished Area: 97,892

Sale Price: 20,661,626

Parcel Count: 49

Average Assessment: 684,457

Assessment vs Previous: 1.00

Year Built: 1852

1-29-0	23	PARADISE RD	1	956	0.49	XF	348,900	170,750	519,650	519,650			8	2	2,448	1	1852	C+	GD	27%		1.00	
2-121-0	24	INGALLS TR	1	101	0.06	OA	237,500	149,800	387,300	387,300	83,000	09/19/1990	A	15	2A	1,628	1	1852	C	PR	48%	25%	1.00
2-147-0	232 238	HUMPHREY ST	1	031	0.11	CV	568,000	456,400	1,024,400	1,024,400		11/06/1990	F	52	2T	4,170	4	1852	C	AG	27%		1.00
2-202-0	16	BLANEY CR	1	101	0.08	EG	272,500	317,200	589,700	589,700	1	06/09/2014	H	15	2	1,344	1	1852	C	GD	22%		1.00

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* Land Sale

Parcel ID	Location		C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratic
Subtotals for: 1852																								
Current Total:		2,521,050		Total Acres:		0.74		Sale Price:		83,001		Average Assessment:		630,263										
Previous Assessment:		2,521,050		Finished Area:		9,590		Parcel Count:		4		Assessment vs Previous:		1.00										
Year Built: 1853																								
3-65-0	55	PINE ST	1	105	0.17	EF	229,100	497,400	726,500	742,900	616,500	02/27/2019	13	2TQS	2,892	3	1853	C	AG	27%		0.98		
Subtotals for: 1853																								
Current Total:		726,500		Total Acres:		0.17		Sale Price:		616,500		Average Assessment:		726,500										
Previous Assessment:		742,900		Finished Area:		2,892		Parcel Count:		1		Assessment vs Previous:		0.98										
Year Built: 1854																								
2-183-0	19	REDINGTON ST	1	109	0.15	EG	306,300	541,200	847,500	847,500	170,000	09/10/1993	12	2	3,324	3	1854	C	AG	27%		1.00		
Subtotals for: 1854																								
Current Total:		847,500		Total Acres:		0.15		Sale Price:		170,000		Average Assessment:		847,500										
Previous Assessment:		847,500		Finished Area:		3,324		Parcel Count:		1		Assessment vs Previous:		1.00										
Year Built: 1856																								
12-89-0	268	ESSEX ST	1	101	0.21	XF	241,300	263,700	505,000	505,000	106,000	09/01/1995	O	15	1T	1,568	1	1856	C	AV	32%	5%	1.00	
19-189-0	42	PURITAN RD	1	104	0.20	OG	380,800	385,400	766,200	766,200	1	02/17/2022	12	1T	1,644	2	1856	C	VG	11%		1.00		
2-170-0	28	BLANEY ST	1	101	0.06	EG	260,800	350,700	611,500	611,500	414,000	02/10/2016	15	2A	1,755	1	1856	C	GD	22%	0%	1.00		
Subtotals for: 1856																								
Current Total:		1,882,700		Total Acres:		0.47		Sale Price:		520,001		Average Assessment:		627,567										
Previous Assessment:		1,882,700		Finished Area:		4,967		Parcel Count:		3		Assessment vs Previous:		1.00										
Year Built: 1857																								
1-135-0	90	BURRILL ST	1	104	0.12	XA	206,400	341,100	547,500	547,500	1	10/23/2015	A	15	2T	3,087	2	1857	C	AV	32%	5%	1.00	
31-13-0	4	EULOW ST	1	101	0.51	EE	500,500	932,400	1,432,900	1,432,900	445,000	12/15/1995	15	2A	3,406	1	1857	A	GD	22%		1.00		
Subtotals for: 1857																								
Current Total:		1,980,400		Total Acres:		0.63		Sale Price:		445,001		Average Assessment:		990,200										
Previous Assessment:		1,980,400		Finished Area:		6,493		Parcel Count:		2		Assessment vs Previous:		1.00										
Year Built: 1858																								
21-10-1	57	SCULPIN WY 1	1	102	0.00	CD	0	372,600	372,600	372,600	10	05/28/2013	A	99	1	826	1	1858	B-	VG	11%		1.00	
21-10-2	55	SCULPIN WY 2	1	102	0.00	CD	0	397,700	397,700	397,700	445,000	12/16/2022	99	1	931	1	1858	B-	VG	11%		1.00		

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Town of Swampscott

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratic
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Subtotals for: 1858

Current Total: 770,300
Previous Assessment: 770,300

Total Acres: 0.00
Finished Area: 1,757

Sale Price: 445,010
Parcel Count: 2

Average Assessment: 385,150
Assessment vs Previous: 1.00

Year Built: 1860

1-105-0	40	BURRILL ST	1	104	0.24	XA	252,200	531,100	783,300	783,300	1	06/16/2016	F	12	2	2,279	2	1860	B-	VG	11%	10%	1.00
1-110-0	33	PHILLIPS ST	1	101	0.16	EG	312,400	223,000	535,400	535,400		06/30/1967		15	2A	2,133	1	1860	C	PR	48%	5%	1.00
19-186A-0	16	SCULPIN WY	1	101	0.17	EG	316,100	371,300	687,400	687,400	600,000	08/16/2019		15	2A	1,656	1	1860	C	GD	22%		1.00
19-202-0	53	PURITAN RD	1	101	0.17	OD	694,000	279,000	973,000	973,000	750,000	08/22/2018	O	6	2	2,247	1	1860	C	VG	11%	40%	1.00
19-223-0	57	GREENWOOD AV	1	104	0.22	OA	316,100	496,800	812,900	812,900	1	06/20/2013	J	12	1T	2,734	2	1860	C+	GD	22%		1.00
21-13A-0	76	PURITAN RD	1	101	0.04	OG	205,400	251,300	456,700	456,700	360,000	07/31/2017		15	1T	947	1	1860	C-	GD	22%		1.00
21-30-0	22	WOODBINE AV	1	101	0.40	OA	403,500	479,000	882,500	882,500		08/10/1978		15	2	2,388	1	1860	B-	AV	32%		1.00
2-20-0	66	REDINGTON ST	1	104	0.16	EG	311,400	390,100	701,500	701,500	100	12/11/2009	A	13	2T	2,712	2	1860	C	AV	32%		1.00
23-106-0	15	PLEASANT ST	1	104	0.11	XG	237,000	335,700	572,700	572,700	1	09/28/2016	A	12	2	1,932	2	1860	C	GD	22%	10%	1.00
2-34-0	93	REDINGTON ST	1	101	0.26	EG	366,700	420,300	787,000	787,000	10	02/02/2016	A	15	1T	2,193	1	1860	C+	AG	27%		1.00
24-11-0	234	PURITAN RD	1	104	0.55	OG	598,000	855,200	1,453,200	1,453,200	412,375	07/26/1994		6	2	5,282	2	1860	B+	GD	22%		1.00
2-43-0	50	KING ST	1	101	0.07	EG	264,400	232,500	496,900	496,900	305,000	08/22/2014		15	1T	1,121	1	1860	D	GD	22%	3%	1.00
2-48-0	28	KING ST	1	101	0.13	EG	297,700	287,000	584,700	584,700	439,000	07/17/2017		15	1T	1,334	1	1860	C	AG	27%		1.00
3-107-0	159	BURRILL ST	1	013	0.09	EF	196,800	364,800	561,600	561,600	422,500	08/31/2017		52	1T	1,971	3	1860	C	GD	22%		1.00
3-108-A	163	BURRILL ST	1	101	0.07	EF	188,900	336,500	525,400	525,400	500,000	11/14/2022		15	1T	1,287	1	1860	C	GD	22%		1.00
3-74-0	93	PINE ST	1	109	0.13	EF	211,800	445,500	657,300	657,300	1	11/19/2004	G	12	2	2,236	2	1860	C	GD	22%	5%	1.00
4-81-0	34	MAPLEDALE PL	1	101	0.06	EG	256,900	193,500	450,400	450,400		04/07/1981		15	1T	875	1	1860	D+	AG	27%		1.00
4-82A-0	20	MAPLEDALE PL	1	101	0.10	EG	278,800	387,700	666,500	666,500	835,000	09/02/2022		15	1T	1,761	1	1860	C	GD	22%		1.00
4-83A-0	8	MAPLEDALE PL	1	104	0.12	EG	276,100	389,400	665,500	665,500	10	12/09/2020	A	13	2	2,312	2	1860	C	AV	32%		1.00
4-86-0	37	MAPLEDALE PL	1	101	0.11	EG	288,400	160,400	448,800	448,800	330,000	12/28/2017		15	1T	884	1	1860	D+	FA	37%		1.00
4-87-0	33	MAPLEDALE PL	1	101	0.12	EG	292,900	300,200	593,100	593,100	1	05/03/2007	A	15	2	1,706	1	1860	C-	GD	22%	0%	1.00

Subtotals for: 1860

Current Total: 14,295,800
Previous Assessment: 14,295,800

Total Acres: 3.47
Finished Area: 41,990

Sale Price: 4,954,000
Parcel Count: 21

Average Assessment: 680,752
Assessment vs Previous: 1.00

Year Built: 1863

23-104-0	19	PLEASANT ST	1	104	0.09	XG	227,400	374,700	602,100	602,100	410,000	08/31/2017		13	2	2,039	2	1863	C	AV	32%		1.00
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Subtotals for: 1863

Current Total: 602,100
Previous Assessment: 602,100

Total Acres: 0.09
Finished Area: 2,039

Sale Price: 410,000
Parcel Count: 1

Average Assessment: 602,100
Assessment vs Previous: 1.00

Year Built: 1865

1-133-0	31	CLAREMONT TR	1	101	0.40	EG	442,500	426,400	868,900	868,900	230,000	08/10/1990		15	3	3,414	1	1865	B-	AV	32%		1.00
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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
1-133A-0	15 17 CLAREMONT TR	1	104	0.26	EG	365,900	471,800	837,700	837,700	1 02/03/2014	A	14	2A	2,773	2	1865	C+	GD 22%					1.00
14-37-0	167 STETSON AV	1	104	0.11	XG	238,200	433,800	672,000	672,000	10 05/19/2006	A	13	2A	2,172	2	1865	C	GD 22%					1.00
14-52-0	107 STETSON AV	1	101	0.12	XG	239,700	263,300	503,000	503,000	100 11/15/2013	A	15	2A	1,697	1	1865	C	AV 32%					1.00
19-176-0	32 PURITAN RD	1	101	0.05	OG	215,900	286,400	502,300	502,300	360,000 05/08/2014		15	1T	1,138	1	1865	C	GD 22%			10%		1.00
19-180D-0	56 PURITAN RD	1	104	0.04	OG	285,300	166,000	451,300	451,300	450,000 04/30/2014	V	12	2	1,230	2	1865	D	FR 42%					1.00
19-190-0	38 PURITAN RD	1	101	0.11	OG	326,500	286,000	612,500	612,500	100 03/15/2012	A	15	1T	1,412	1	1865	C	AG 27%					1.00
23-39-0	748 HUMPHREY ST	1	101	1.40	XA	422,200	1,042,100	1,464,300	1,464,300	437,500 12/28/1990		15	2A	4,240	1	1865	B+	EX 3%					1.00
24-77-0	39 ROSS RD	1	101	0.24	OG	406,900	287,400	694,300	694,300	512,000 06/14/2004		15	2	2,399	1	1865	C	AV 32%					1.00
27-13-0	41 SALEM ST	1	101	0.15	XG	254,500	384,600	639,100	639,100	800,000 12/29/2022		15	1T	1,900	1	1865	C	GV 16%					1.00
2-89-0	98 ROCKLAND ST	1	102	0.00	CD	0	636,600	636,600	636,600	1 06/08/1988	F	99	03	2,673	3	1865	B-	VG 11%					1.00
2-89A-0	98A ROCKLAND ST	1	102	0.00	CD	0	460,200	460,200	460,200	06/18/1985		99	2	1,133	1	1865	B-	VG 11%					1.00
35-36-0	423 PURITAN RD	1	101	0.63	OG	611,600	857,700	1,469,300	1,469,300	1 12/17/2021	J	15	2A	4,351	1	1865	A-	GD 22%					1.00
3-90-0	19 RAILROAD AV	1	316	0.06	CA	138,900	63,600	202,500	202,500	100 03/18/2011	F	30	2	2,261	1	1865	C-	AV 35%					1.00
4-124-0	175 REDINGTON ST	1	101	0.10	EG	281,800	320,500	602,300	602,300	1 02/17/2011	A	15	2A	1,994	1	1865	C	AG 27%					1.00
4-85-0	112 REDINGTON ST	1	101	0.08	EG	271,900	397,300	669,200	669,200	647,500 01/30/2020		15	2	1,480	1	1865	C	VG 11%					1.00
4-90-0	11 MAPLEDALE PL	1	101	0.14	EG	303,200	335,100	638,300	638,300	100 02/23/2015	A	15	2A	1,589	1	1865	C	GD 22%					1.00
4-91-0	122 REDINGTON ST	1	101	0.09	EG	274,700	350,100	624,800	624,800	346,000 05/06/2016	F	15	2	1,897	1	1865	C+	AG 27%					1.00
4-92-0	126 REDINGTON ST	1	102	0.00	CD	0	456,100	456,100	456,100	150,000 04/15/1994		99	2	1,548	1	1865	C+	GD 22%					1.00
4-92A-0	128 REDINGTON ST	1	102	0.00	CD	0	417,900	417,900	417,900	340,000 07/14/2017		99	2	1,154	1	1865	C+	GD 22%					1.00
5-146-0	186 NORFOLK AV	1	101	0.14	XG	249,400	309,100	558,500	558,500	1 05/06/1994	A	15	1T	1,848	1	1865	C	AV 32%			5%		1.00
7-133-0	62 CRESCENT ST	1	101	0.06	EF	187,000	185,200	372,200	372,200	05/18/1978		15	1T	767	1	1865	C	AV 32%					1.00
7-163-0	7 MUDGE ST	1	101	0.11	EF	206,300	299,800	506,100	506,100	344,900 06/16/2016	Q	15	1T	1,392	1	1865	C	AG 27%					1.00
7-164-0	11 MUDGE ST	1	101	0.11	EF	174,800	256,000	430,800	430,800	04/24/1986		15	1T	1,061	1	1865	C	GD 22%				5%	1.00
7-165-0	15 MUDGE ST	1	101	0.08	EF	134,800	99,600	234,400	234,400	117,000 09/19/1989	J	15	1T	1,075	1	1865	C	AV 32%				60%	1.00
7-48-0	6 JESSIE ST	1	101	0.38	EF	305,800	316,900	622,700	622,700	10 03/31/2022		15	1T	1,478	1	1865	C+	GD 22%					1.00

Subtotals for: 1865

Current Total: 16,147,300
Previous Assessment: 16,147,300

Total Acres: 4.86
Finished Area: 50,075

Sale Price: 4,735,325
Parcel Count: 26

Average Assessment: 621,050
Assessment vs Previous: 1.00

Year Built: 1867

1-137-0	21 ROCK AV	1	104	0.21	EA	242,900	385,400	628,300	628,300	640,000 06/05/2019	F	12	2	2,371	2	1867	C	AG 27%					1.00
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Subtotals for: 1867

Current Total: 628,300
Previous Assessment: 628,300

Total Acres: 0.21
Finished Area: 2,371

Sale Price: 640,000
Parcel Count: 1

Average Assessment: 628,300
Assessment vs Previous: 1.00

Year Built: 1870

17-36-0	230 SALEM ST	1	013	0.77	XG	495,100	367,600	862,700	862,700	620,000 06/18/2020	A	52	2	3,252	2	1870	C	AV 32%			0%		1.00
19-180C-0	52 PURITAN RD	1	101	0.07	OG	224,800	148,400	373,200	373,200	170,000 05/28/2010	A	15	1A	793	1	1870	C-	FR 42%					1.00

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratic
20-30-0	30 PROSPECT AV	1	101	0.13	EG	295,400	283,300	578,700	578,700	1 08/18/2006	A	15	1T	1,559	1	1870	C	GD 22%				1.00
20-47-0	38 PLEASANT ST	1	101	0.43	XG	359,500	264,900	624,400	624,400	418,000 11/16/2015	V	15	1T	1,226	1	1870	C	AV 32%		5%		1.00
24-36-0	5 BATES RD	1	101	0.18	EG	324,700	319,100	643,800	643,800	1 06/23/2004	A	15	2A	1,924	1	1870	C	AG 27%				1.00
28-82-0	48 BELLEVUE RD	1	101	0.36	EE	419,500	924,800	1,344,300	1,344,300	1,425,000 09/20/2021		15	2H	3,274	1	1870	A-	VG 11%				1.00
3-116-0	177 BURRILL ST	1	101	0.09	EF	196,000	285,700	481,700	481,700	172,900 05/31/1988		15	2A	1,602	1	1870	C	AG 27%				1.00
31-35-0	65 MOSTYN ST	1	101	0.70	EE	595,700	881,700	1,477,400	1,477,400	12/13/1971		15	2A	3,453	1	1870	A-	GD 22%		0%		1.00
3-56-0	37 PINE ST	1	101	0.05	EF	183,300	278,600	461,900	461,900	10/31/1975		15	1T	1,363	1	1870	C	AV 32%				1.00
3-81A-0	142 BURRILL ST	1	101	0.11	EF	193,600	334,000	527,600	527,600	599,000 02/11/2021		15	2	2,062	1	1870	C	GD 22%				1.00
6-11-0	40 MOUNTAIN AV	1	101	0.06	EF	106,300	274,800	381,100	381,100	06/01/1977		15	1T	1,144	1	1870	C	GD 22%				1.00
6-181-0	42 CHERRY ST	1	101	0.14	EF	196,200	246,200	442,400	442,400	100 02/22/2023		15	1T	1,379	1	1870	C	AG 27%		10%		1.00
6-38-0	3 BEACH AV	1	101	0.14	EF	214,000	298,700	512,700	512,700	295,000 05/18/2012		15	2	2,366	1	1870	C	AV 32%		5%		1.00

Subtotals for: 1870

Current Total: 8,711,900
Previous Assessment: 8,711,900

Total Acres: 3.22
Finished Area: 25,395

Sale Price: 3,700,002
Parcel Count: 13

Average Assessment: 670,146
Assessment vs Previous: 1.00

Year Built: 1871

3-67-0	63 PINE ST	1	101	0.13	EF	213,700	279,900	493,600	493,600	100 02/27/2013	A	15	2	1,747	1	1871	C	AV 32%				1.00
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Subtotals for: 1871

Current Total: 493,600
Previous Assessment: 493,600

Total Acres: 0.13
Finished Area: 1,747

Sale Price: 100
Parcel Count: 1

Average Assessment: 493,600
Assessment vs Previous: 1.00

Year Built: 1873

1-160-0	45 NEW OCEAN ST	1	340	0.23	CA	329,900	342,100	672,000	672,000	170,000 07/10/1998	O	71	2	5,740	6	1873	D	AV 35%				1.00
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Subtotals for: 1873

Current Total: 672,000
Previous Assessment: 672,000

Total Acres: 0.23
Finished Area: 5,740

Sale Price: 170,000
Parcel Count: 1

Average Assessment: 672,000
Assessment vs Previous: 1.00

Year Built: 1874

21-23-0	90 PURITAN RD	1	101	0.23	OD	760,800	687,200	1,448,000	1,448,000	1 02/24/2022	J	15	2T	3,894	1	1874	B+	GD 22%				1.00
6-10-0	16 MOUNTAIN AV	1	101	0.25	EF	259,400	439,500	698,900	698,900	675,000 06/11/2021		15	2	3,305	1	1874	B-	GD 22%				1.00

Subtotals for: 1874

Current Total: 2,146,900
Previous Assessment: 2,146,900

Total Acres: 0.48
Finished Area: 7,199

Sale Price: 675,001
Parcel Count: 2

Average Assessment: 1,073,450
Assessment vs Previous: 1.00

Year Built: 1875

1-18-0	113 BURRILL ST	1	104	0.12	XF	209,700	434,800	644,500	644,500	300,000 10/18/2010		12	2	2,341	2	1875	C	GD 22%		10%		1.00
1-3-0	31 33 NEW OCEAN ST	1	105	0.08	XF	191,500	384,700	576,200	576,200	1 02/13/2015	F	12	2	680	3	1875	C-	GD 22%				1.00

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---					
																			Cn	Ph	F	E	S/O	Ratic
14-56-0	91 STETSON AV	1	101	0.12	XG	239,700	257,400	497,100	497,100	10	03/01/2016	A	15	2	1,369	1	1875	C	AV	32%		1.00		
21-29-0	138 PURITAN RD	1	101	0.50	OV	590,700	928,100	1,518,800	1,518,800	975,000	05/01/2000		15	2H	3,335	1	1875	A-	GD	22%		1.00		
35-30-0	21 WINSHAW RD	1	101	0.22	OV	413,400	579,400	992,800	992,800	233,000	03/29/1996		15	2	2,470	1	1875	B	GD	22%		1.00		
5-30-0	101 NORFOLK AV	1	101	0.11	XG	237,300	372,100	609,400	609,400	678,000	04/29/2021		15	1T	1,319	1	1875	C	GD	22%	0%	1.00		
7-114-0	47 HILLSIDE AV	1	101	0.09	EF	197,200	304,900	502,100	502,100	120,000	10/23/2003	A	15	2A	1,504	1	1875	C	AG	27%		1.00		
7-71-0	62 ROY ST	1	101	0.11	EF	206,300	331,100	537,400	537,400	545,000	08/02/2021		15	2A	1,672	1	1875	C	GD	22%		1.00		

Subtotals for: 1875

Current Total: 5,878,300

Previous Assessment: 5,878,300

Total Acres: 1.35

Finished Area: 14,689

Sale Price: 2,851,011

Parcel Count: 8

Average Assessment: 734,788

Assessment vs Previous: 1.00

Year Built: 1880

1-100-0	11 THOMAS RD	1	101	0.12	EG	289,100	326,200	615,300	615,300	410,000	07/16/2015		15	1T	1,409	1	1880	C	GD	22%			1.00
13-124-0	355 ESSEX ST	1	104	0.16	XF	222,400	276,300	498,700	498,700	1	03/11/2015	H	12	1T	1,394	2	1880	C	AV	32%	10%		1.00
13-69-0	101 EASTMAN AV	1	101	0.09	EA	197,500	313,200	510,700	510,700	320,000	11/20/2001		15	2	1,982	1	1880	C	AG	27%			1.00
14-4-0	80 STETSON AV	1	101	0.12	XG	242,800	238,900	481,700	481,700	150,000	03/31/1989		15	1T	1,229	1	1880	C	AV	32%	5%		1.00
1-53A-0	49 PARADISE RD	1	104	0.07	XF	189,300	490,200	679,500	679,500	600,000	10/29/2018		13	2T	2,325	2	1880	C	GD	22%			1.00
1-5A-0	43 NEW OCEAN ST	1	101	0.05	XF	164,800	214,500	379,300	379,300	370,000	01/07/2021		15	2	1,120	1	1880	C-	AG	27%			1.00
2-100A-0	89 ROCKLAND ST	1	104	0.11	OG	325,500	427,200	752,700	752,700	453,500	09/14/2011		15	2	2,411	3	1880	C+	GV	16%			1.00
2-101-0	95 ROCKLAND ST	1	111	0.19	OG	374,800	1,794,700	2,169,500	2,169,500	1	01/14/2002	A	97	3	5,855	4	1880	A	VG	11%			1.00
2-103-0	101 ROCKLAND ST	1	101	0.12	OG	333,200	354,500	687,700	687,700	401,000	11/10/2011		5	2	2,055	1	1880	C	AG	27%			1.00
2-105-0	105 ROCKLAND ST	1	104	0.27	OG	425,600	620,300	1,045,900	1,045,900	100	09/08/2016	A	12	1T	2,365	2	1880	C+	VG	11%			1.00
2-108-0	374 HUMPHREY ST 1	1	102	0.00	HS	0	621,700	621,700	621,700	396,000	07/25/2008		99	1	1,382	1	1880	B	VG	11%			1.00
2-108A-0	374 HUMPHREY ST	1	102	0.00	HS	0	492,200	492,200	492,200	10	04/13/2015	A	99	1	1,318	1	1880	B	VG	11%	10%		1.00
2-108B-0	374 HUMPHREY ST	1	102	0.00	HS	0	492,200	492,200	492,200	1	02/28/2023		99	1	940	1	1880	B	VG	11%			1.00
2-108C-0	374 HUMPHREY ST 4	1	102	0.00	HS	0	339,600	339,600	339,600	310,000	06/30/2020		99	1	692	1	1880	B	VG	11%			1.00
2-110-0	5 INGALLS TR	1	104	0.16	OA	286,800	435,600	722,400	722,400	1	07/01/2003	A	12	1T	2,352	2	1880	C+	VG	11%	8%		1.00
2-116-0	19 LAWRENCE TR	1	101	0.08	OG	280,100	459,900	740,000	740,000	410,000	11/12/2009	S	15	2	2,490	1	1880	C+	GD	22%			1.00
2-135-0	304 HUMPHREY ST	1	105	0.13	OV	353,600	529,100	882,700	882,700		10/30/1975		12	2A	2,903	3	1880	C+	AG	27%			1.00
2-136-0	5 FULLER TR	1	101	0.08	OA	247,400	118,200	365,600	365,600	1	01/19/2006	J	15	2A	1,780	1	1880	D	PR	48%10%	20%		1.00
2-151-0	29 BLANEY ST	1	104	0.16	EG	314,100	377,700	691,800	691,800	285,000	01/27/2011		13	2A	1,860	2	1880	C	AV	32%			1.00
2-156-0	55 BLANEY ST	1	104	0.08	EG	269,400	364,200	633,600	633,600	456,000	08/22/2019		15	1T	1,816	2	1880	C	GD	22%			1.00
2-156A-0	53 BLANEY ST	1	101	0.07	EG	253,800	263,400	517,200	517,200	130,000	11/20/1992		15	1T	1,151	1	1880	C	AG	27%			1.00
2-161-0	7 ROCKLAND ST	1	101	0.11	EG	286,200	439,700	725,900	691,600	100	02/15/2023	J	15	2A	1,954	1	1880	C	GD	22%			1.05
2-164-0	23 REDINGTON ST	1	104	0.07	EG	264,000	274,500	538,500	538,500		01/15/1971		12	2H	2,199	2	1880	C	FA	37%	5%		1.00
2-165-0	60 BLANEY ST	1	101	0.05	EG	256,500	311,000	567,500	567,500	320,000	12/01/2014	H	15	1T	1,379	1	1880	C-	GD	22%			1.00
2-171-0	12 BLANEY ST	1	101	0.13	EG	298,700	466,000	764,700	764,700	352,000	12/11/2000		15	1T	1,760	1	1880	C+	GV	16%			1.00
2-181A-0	9 REDINGTON ST	1	101	0.08	EG	258,600	267,200	525,800	525,800		06/25/1965		15	2T	2,126	1	1880	C	AV	32%	10%		1.00
2-182-0	15 REDINGTON ST	1	101	0.05	EG	256,600	268,000	524,600	524,600	144,000	12/01/1994		15	2A	1,799	1	1880	C	AV	32%	5%		1.00
2-208-0	25 KING ST	1	101	0.09	EG	275,600	269,600	545,200	545,200	100	03/31/2008	A	15	1T	1,486	1	1880	C	AV	32%			1.00

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
2-3-0	109 ELMWOOD RD	1	101	0.11	EG	288,800	361,100	649,900	649,900	100	12/20/2007	A	15	2	1,652	1	1880	C	GV 16%		5%			1.00
23-105-0	17 PLEASANT ST	1	101	0.08	XG	225,000	205,300	430,300	430,300	100	07/23/2013	H	15	1T	1,145	1	1880	C	FR 42%					1.00
23-40-0	28 FOREST AV	1	101	0.50	MV	522,600	663,800	1,186,400	1,186,400	1,225,000	11/09/2021		15	2A	2,878	1	1880	A-	GD 22%					1.00
2-47-0	34 KING ST	1	101	0.10	EG	283,100	376,100	659,200	659,200	1	07/07/2017	A	15	1T	1,594	1	1880	C	GV 16%					1.00
2-51-0	4 KING ST	1	101	0.08	EG	269,000	380,500	649,500	649,500	660,000	05/03/2021		15	2A	1,530	1	1880	C	VG 11%					1.00
2-56-0	23 KING ST	1	101	0.09	EG	278,000	388,800	666,800	666,800	1	04/17/1996	A	15	2	1,480	1	1880	C	VG 11%					1.00
2-6-0	125 ELMWOOD RD	1	101	0.11	EG	286,900	370,200	657,100	657,100	452,500	06/26/2006		15	2A	2,253	1	1880	C	AG 27%					1.00
2-62-0	55 KING ST	1	101	0.15	EG	307,000	256,800	563,800	563,800	100	12/08/2014	A	15	1H	900	1	1880	C	AG 27%					1.00
2-69-0	50 ROCKLAND ST	1	104	0.20	OA	304,400	677,200	981,600	981,600	400,000	02/27/1998		12	2H	3,406	3	1880	B-	GD 22%					1.00
2-70A-0	38 ROCKLAND ST	1	101	0.08	EG	258,700	246,700	505,400	505,400	1	07/27/2020	A	15	2	1,346	1	1880	C	AV 32%					1.00
2-71A-0	34 ROCKLAND ST	1	101	0.05	EG	252,800	207,200	460,000	460,000	1	04/28/2014	A	15	2	927	1	1880	C	AV 32%					1.00
27-56-0	1080 HUMPHREY ST	1	101	0.53	XV	392,600	649,700	1,042,300	1,042,300	260,000	12/31/1991		15	2A	4,268	1	1880	B	GD 22%					1.00
28-115-0	21 MANTON RD	1	101	0.47	EE	479,200	719,000	1,198,200	1,198,200	679,000	08/06/2013	V	15	2	4,328	1	1880	B-	GV 16%					1.00
28-80B-0	34 BELLEVUE RD	1	101	0.34	EE	407,700	1,055,600	1,463,300	1,463,300	828,915	08/14/2009		15	2A	4,059	1	1880	A	GV 16%					1.00
2-92-0	29 ROCKLAND ST	1	104	0.20	OA	307,900	534,000	841,900	841,900	575,000	06/15/2012		12	2H	2,872	2	1880	C+	AV 32%					1.00
29-36-0	REAR 16 PHILLIPS AV	1	101	0.27	EE	353,000	164,100	517,100	517,100	412,500	07/03/2003		2	1	860	1	1880	C-	GD 22%		10%			1.00
30-25-0	80 PHILLIPS BEACH AV	1	101	0.46	OE	1,615,800	612,600	2,228,400	2,228,400	1	12/23/2019		15	2	2,998	1	1880	B	GD 22%	5%				1.00
3-106-0	155 BURRILL ST	1	101	0.25	EF	245,600	495,500	741,100	741,100	1	05/27/2014	F	15	2	1,997	1	1880	C	VG 11%					1.00
31-1-0	98 BELLEVUE RD	1	101	0.08	EE	244,800	598,900	843,700	843,700	580,000	07/31/2014		6	2	2,000	1	1880	B	VG 11%					1.00
3-117-1	179 BURRILL ST	1	102	0.00	CD	0	381,400	381,400	381,400	400,000	06/23/2021		99	1T	1,092	1	1880	C	GD 22%					1.00
3-117-2	179 BURRILL ST	1	102	0.00	CD	0	435,800	435,800	435,800	417,000	03/06/2020		99	1T	1,808	1	1880	C	GD 22%					1.00
31-18-0	97 BEACH BLUFF AV	1	101	0.35	EE	415,600	634,400	1,050,000	1,050,000	1,250,000	05/26/2022		15	2H	2,876	1	1880	A-	GD 22%					1.00
3-126-0	36 PARADISE RD	1	104	0.08	XF	192,200	420,800	613,000	613,000	620,000	05/17/2021		12	3	2,421	2	1880	C	AG 27%					1.00
3-149-0	29 NORFOLK AV	1	101	0.11	XG	239,300	324,700	564,000	564,000	1	12/16/2020	A	15	1T	1,316	1	1880	C	GD 22%					1.00
31-6-0	90 BEACH BLUFF AV	1	101	0.50	EE	493,800	786,000	1,279,800	1,279,800	100	12/02/1991	A	15	2H	3,706	1	1880	A-	GD 22%					1.00
3-164-0	26 BERKSHIRE ST	1	101	0.11	EB	264,000	361,400	625,400	625,400	100	03/10/2022		15	2A	1,423	1	1880	C	GD 22%					1.00
3-169-0	37 MIDDLESEX AV	1	105	0.12	EB	264,300	525,400	789,700	789,700	305,000	09/28/2011	S	13	2H	2,812	3	1880	C	AG 27%					1.00
31-7-0	96 BEACH BLUFF AV	1	101	0.30	EE	385,300	825,200	1,210,500	1,210,500	875,000	05/03/2013		15	2H	3,678	1	1880	A-	GD 22%					1.00
31-9-0	128 BEACH BLUFF AV	1	101	0.48	EE	457,000	673,400	1,130,400	1,130,400	865,000	05/20/2005		15	1T	2,559	1	1880	B	VG 11%					1.00
31-9C-0	136 BEACH BLUFF AV	1	101	0.79	EE	600,100	1,038,700	1,638,800	1,638,800	1	02/03/2010	A	15	2H	5,911	1	1880	B+	GD 22%					1.00
3-25-0	60 PINE ST	1	101	0.13	EF	201,300	345,200	546,500	546,500	483,000	04/30/2020		15	1T	1,333	1	1880	C	GD 22%					1.00
3-26-0	21 SUPERIOR ST	1	104	0.12	EF	207,400	465,400	672,800	672,800	740,000	03/09/2023		12	2	2,164	2	1880	C	GD 22%					1.00
3-41-0	78 PINE ST	1	104	0.13	EF	210,300	431,000	641,300	641,300	100	06/13/2006	F	13	2H	3,268	2	1880	C	AV 32%					1.00
3-48-0	98 PINE ST	1	104	0.21	EF	231,100	439,700	670,800	670,800	783,000	04/20/2023		13	2A	2,033	2	1880	C	GD 22%			5%		1.00
3-54-0	27 PINE ST	1	101	0.07	EF	189,700	291,700	481,400	481,400	1	06/12/2019		15	2	1,497	1	1880	C	AG 27%			5%		1.00
35-98-0	471 PURITAN RD	1	101	1.12	OG	702,500	1,420,300	2,122,800	2,122,800	1,650,000	01/10/2019		15	2	6,560	1	1880	A	VG 11%					1.00
3-62-0	11 BOYNTON ST	1	105	0.38	EF	306,800	402,500	709,300	709,300	10	08/04/2011	A	12	1T	1,659	3	1880	C	GD 22%					1.00
3-63-0	128 128A BURRILL ST	1	031	0.14	CA	294,200	337,900	632,100	632,100		10/10/1990	F	52	1T	2,850	3	1880	C-	AV 32%					1.00
3-64B-0	10 BOYNTON ST	1	104	0.06	EF	185,400	400,400	585,800	585,800	1	09/11/2002	A	13	2H	1,840	2	1880	C	GD 22%					1.00
3-72-0	85 PINE ST	1	101	0.15	EF	218,300	345,600	563,900	563,900	1	06/07/2013	A	15	2	1,691	1	1880	C	GD 22%					1.00

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Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
3-87-0	12 PORTER PL	1	101	0.15	EF	218,400	379,500	597,900	597,900	175,000	09/25/1995		15	2	1,845	1	1880	C	GD	22%			1.00
3-95-0	17 COLUMBIA ST	1	400	0.60	CA	464,100	805,200	1,269,300	1,269,300		12/07/1987		33	2	23,384	14	1880	C-	AG	32%	20%		1.00
3-99-0	139 BURRILL ST	1	101	0.08	EF	191,500	397,600	589,100	589,100	585,000	06/15/2021	O	15	2A	2,563	1	1880	C	AG	27%			1.00
4-1-0	9 FARRAGUT RD	1	101	0.22	EG	343,900	436,600	780,500	780,500	825,000	01/10/2023		15	2A	3,110	1	1880	B-	AV	32%			1.00
4-117-0	147 REDINGTON ST	1	101	0.14	EG	301,000	345,500	646,500	646,500	30,000	03/13/1990	A	15	2	1,565	1	1880	C	VG	11%			1.00
4-21-0	60 WALKER RD	1	101	0.13	EG	296,100	418,800	714,900	714,900	675,000	07/30/2019		15	2T	2,426	1	1880	C	GD	22%			1.00
4-31-0	56 WALKER RD	1	101	0.11	EG	286,800	429,500	716,300	716,300	651,000	06/07/2019		15	2A	2,027	1	1880	C+	GD	22%			1.00
4-40-0	94 ELMWOOD RD	1	101	0.21	EV	338,000	569,800	907,800	907,800	1	10/04/2019		15	2	2,328	1	1880	B+	GV	16%			1.00
4-45-0	67 MONUMENT AV	1	101	0.22	EV	345,100	595,300	940,400	940,400	1	02/15/2018	A	15	2H	2,993	1	1880	B+	GD	22%			1.00
4-54-0	120 ELMWOOD RD	1	101	0.32	EG	398,900	659,600	1,058,500	1,058,500	1	11/06/2006	A	15	2A	3,396	1	1880	B+	GD	22%			1.00
4-55-0	124 ELMWOOD RD	1	101	0.25	EG	361,400	702,400	1,063,800	993,100	699,550	07/02/2007		15	2H	3,571	1	1880	B-	VG	11%	0%		1.07
4-60-1-0	51 WALKER RD 1	1	102	0.00	CD	0	529,000	529,000	529,000	553,000	09/13/2021		99	2A	1,498	1	1880	B+	GV	16%			1.00
4-60-2-0	51 WALKER RD 2	1	102	0.00	CD	0	597,700	597,700	597,700	575,000	11/30/2021		99	2	1,956	1	1880	B+	GV	16%			1.00
4-61-0	19 REID TR	1	101	0.97	EV	610,000	577,700	1,187,700	1,187,700	625,199	02/13/2012	S	6	2H	5,835	1	1880	B	FR	42%			1.00
4-69-0	9 SHERIDAN RD	1	101	0.10	EG	281,700	408,700	690,400	690,400	620,000	09/25/2020		15	2A	2,177	1	1880	C	GD	22%			1.00
4-71-0	3 SHERIDAN RD	1	101	0.11	EG	288,500	337,700	626,200	626,200	432,500	04/30/2013		15	1T	1,530	1	1880	C+	AV	32%			1.00
5-108-0	120 PARADISE RD	1	101	0.10	XA	202,100	365,100	567,200	567,200	429,000	06/28/2005		15	2A	1,557	1	1880	C	GD	22%			1.00
5-116-0	65 ANDREW RD	1	101	0.12	XA	209,900	412,900	622,800	622,800	525,000	07/31/2019		15	2A	1,726	1	1880	C+	GD	22%			1.00
5-213-0	131 PARADISE RD	1	104	0.09	XA	196,600	396,100	592,700	592,700	1	07/01/2003	A	13	2H	2,149	2	1880	C	GD	22%			1.00
6-18-0	56 BEACH AV	1	101	0.14	EF	214,500	397,700	612,200	612,200	295,000	01/30/2007		15	1T	2,009	1	1880	C	GD	22%			1.00
6-190-0	44 ESSEX ST	1	104	0.14	XF	217,100	326,000	543,100	543,100	595,000	09/29/2022		12	1T	1,507	2	1880	C	GD	22%	5%		1.00
6-244-0	36 BEACH AV	1	101	0.14	EF	216,800	479,700	696,500	600,000	365,000	04/22/2014		15	2	2,714	1	1880	C	GV	16%			1.16
6-29-0	49 BEACH AV	1	101	0.24	EF	255,400	374,900	630,300	630,300	500,000	06/29/2018		15	2A	2,212	1	1880	C	AV	32%			1.00
6-5-0	15 MOUNTAIN AV	1	104	0.18	EF	231,600	482,800	714,400	714,400	375,000	06/24/2008		12	2	2,179	2	1880	C	GD	22%			1.00
6-99-0	34 MAPLE AV	1	101	0.09	EF	196,300	444,100	640,400	640,400	1	03/16/2023		15	2	1,580	1	1880	C	VG	11%			1.00

Subtotals for: 1880

Current Total: 70,679,300
Previous Assessment: 70,477,800

Total Acres: 17.02
Finished Area: 230,353

Sale Price: 29,499,605
Parcel Count: 93

Average Assessment: 759,992
Assessment vs Previous: 1.00

Year Built: 1883

2-127-0	322 HUMPHREY ST	1	104	0.15	OV	371,500	1,049,100	1,420,600	1,334,300	980,000	03/16/2018		12	2T	3,344	2	1883	A	VG	11%	0%		1.06
36-26-0	8 LITTLES POINT LN	1	101	0.14	OV	326,500	506,600	833,100	833,100	1	03/16/2015	A	15	2	2,551	1	1883	C+	VG	11%	5%		1.00
6-59-0	11 ESSEX AV	1	101	0.27	EF	266,100	450,800	716,900	716,900	175,000	07/12/1996		15	2T	2,616	1	1883	C	GD	22%			1.00

Subtotals for: 1883

Current Total: 2,970,600
Previous Assessment: 2,884,300

Total Acres: 0.57
Finished Area: 8,510

Sale Price: 1,155,001
Parcel Count: 3

Average Assessment: 990,200
Assessment vs Previous: 1.03

Year Built: 1884

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
7-134-0	64 CRESCENT ST	1	104	0.10	EF	201,400	428,200	629,600	629,600	450,000	05/05/2020	O	12	2	1,878	2	1884	C	GD	22%		0%	1.00

Subtotals for: 1884

Current Total:	629,600	Total Acres:	0.10	Sale Price:	450,000	Average Assessment:	629,600
Previous Assessment:	629,600	Finished Area:	1,878	Parcel Count:	1	Assessment vs Previous:	1.00

Year Built: 1885

1-139-0	79 ROCK AV	1	104	0.11	EA	204,000	466,600	670,600	670,600	360,000	12/26/2014		13	2A	2,146	2	1885	C	GD	22%			1.00
14-23-0	181 STETSON AV	1	104	0.11	XG	236,600	376,200	612,800	612,800	380,000	05/31/2022	A	12	2	2,150	2	1885	C	AG	27%	5%		1.00
19-199-0	39 PURITAN RD	1	104	0.11	OD	620,100	244,100	864,200	864,200		11/12/1974		12	2	1,959	2	1885	C	PR	48%			1.00
2-155D-1	7 THORNDIKE TR	1	102	0.00	CD	0	375,200	375,200	375,200	345,000	07/06/2020		99	2A	1,118	1	1885	C	VG	11%			1.00
2-155D-2	7 THORNDIKE TR	1	102	0.00	CD	0	447,100	447,100	447,100	100	01/27/2021	A	99	2A	1,380	1	1885	C	VG	11%			1.00
22-45-0	1 WHITMAN RD	1	104	0.54	EG	515,500	499,300	1,014,800	1,014,800	975,000	06/01/2021		12	1T	3,936	2	1885	C+	GD	22%	10%		1.00
24-7-0	79 PURITAN LN	1	101	0.43	OE	1,565,400	2,490,400	4,055,800	3,897,000	1	07/02/2021	F	15	2H	7,047	1	1885	AA	EX	3%			1.04
31-9F-0	140 BEACH BLUFF AV	1	101	0.40	EE	442,900	1,075,200	1,518,100	1,518,100	1	06/07/2019		15	2	6,074	1	1885	A-	GV	16%			1.00
31-9H-0	144 BEACH BLUFF AV	1	101	1.43	EE	633,900	957,300	1,591,200	1,591,200	1,450,000	06/10/2019	V	15	1T	6,144	1	1885	B+	AG	27%			1.00
35-53-0	11 LITTLES POINT RD	1	101	1.29	OV	710,100	1,421,800	2,131,900	2,131,900	1,525,000	07/12/2017		15	2H	4,493	1	1885	A	EX	3%			1.00
3-85-0	164 BURRILL ST	1	101	0.19	EF	235,800	313,500	549,300	549,300	1	06/01/1988	F	15	1T	1,879	1	1885	C	GD	22%			1.00
4-105-1	33 HIGHLAND ST	1	102	0.00	CD	0	417,100	417,100	417,100	289,900	03/30/2007		99	2A	958	1	1885	B-	GD	22%			1.00
4-105-2	33 HIGHLAND ST	1	102	0.00	CD	0	454,900	454,900	454,900	100	03/05/2021	A	99	2A	1,107	1	1885	B-	GD	22%			1.00
5-130-0	38 FARRAGUT RD	1	101	0.23	EG	348,000	324,800	672,800	672,800	390,000	06/29/2011		15	2A	1,641	1	1885	C	AV	32%			1.00
7-110-0	32 CRESCENT ST	1	101	0.07	EF	190,300	329,500	519,800	519,800	162,000	10/04/1996		15	2	1,635	1	1885	C	GD	22%			1.00
7-130-0	52 CRESCENT ST	1	104	0.11	EF	204,500	366,500	571,000	571,000	10	06/14/4022		12	2H	2,507	2	1885	C	AV	32%			1.00
7-131-0	56 CRESCENT ST	1	101	0.08	EF	193,500	232,000	425,500	425,500	155,000	05/13/2011	S	15	2	1,186	1	1885	C	AV	32%			1.00
7-132-0	58 CRESCENT ST	1	101	0.08	EF	191,600	234,100	425,700	425,700	100	12/02/2011	A	15	1T	947	1	1885	C	AG	27%			1.00
7-139-0	51 CRESCENT ST	1	101	0.10	EF	199,200	257,000	456,200	456,200	120,000	04/15/2011	H	15	1T	1,088	1	1885	C	AG	27%			1.00
7-140-0	57 CRESCENT ST	1	101	0.10	EF	198,700	308,500	507,200	507,200	454,000	01/08/2020		15	1T	1,553	1	1885	C	AG	27%			1.00
7-149-0	11 ELLIOTT ST	1	101	0.09	EF	198,200	217,000	415,200	415,200	310,000	09/12/2017		15	1T	1,468	1	1885	C	GD	22%			1.00
7-151A-0	17 HILLSIDE AV	1	104	0.11	EF	205,800	480,400	686,200	686,200	100	03/08/2023		12	1T	2,165	2	1885	C	GD	22%			1.00
7-24-0	22 JESSIE ST	1	101	0.09	EF	187,200	260,300	447,500	447,500				15	2	1,348	1	1885	C	AG	27%			1.00
7-51-0	106 MELVIN AV	1	101	0.10	EF	201,300	202,000	403,300	403,300	104,000	05/13/1994		15	1T	935	1	1885	C	AV	32%			1.00
7-64A-0	18 ROY ST	1	101	0.16	EF	222,200	252,600	474,800	474,800	510,000	08/30/2021		15	1T	1,201	1	1885	C	AV	32%			1.00
7-75-0	37 JESSIE ST	1	104	0.12	EF	209,600	358,800	568,400	568,400	100	09/21/2012	V	13	2	1,730	2	1885	C	AG	27%			1.00

Subtotals for: 1885

Current Total:	21,276,600	Total Acres:	6.05	Sale Price:	7,530,413	Average Assessment:	818,331
Previous Assessment:	21,117,800	Finished Area:	59,794	Parcel Count:	26	Assessment vs Previous:	1.01

Year Built: 1886

4-56-0	134 ELMWOOD RD	1	104	0.41	EG	444,400	1,127,800	1,572,200	1,572,200	1	01/07/2015	A	12	2A	3,161	2	1886	A	VG	11%			1.00
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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
Subtotals for: 1886																							
Current Total:		1,572,200			Total Acres:		0.41		Sale Price:		1		Average Assessment:		1,572,200								
Previous Assessment:		1,572,200			Finished Area:		3,161		Parcel Count:		1		Assessment vs Previous:		1.00								
Year Built: 1888																							
1-66-0	40 ANDREW RD	1	101	0.11	EG	285,500	551,700	837,200	837,200	1,000,000	06/22/2022		15	2A	2,021	1	1888	B-	VG	11%		1.00	
1-71-0	62 THOMAS RD	1	104	0.10	EG	279,400	380,100	659,500	659,500	1	06/30/2021	A	15	2H	2,337	2	1888	C	GD	22%		1.00	
Subtotals for: 1888																							
Current Total:		1,496,700			Total Acres:		0.21		Sale Price:		1,000,001		Average Assessment:		748,350								
Previous Assessment:		1,496,700			Finished Area:		4,358		Parcel Count:		2		Assessment vs Previous:		1.00								
Year Built: 1889																							
2-139-0	10 FULLER TR	1	104	0.26	OG	420,300	1,129,800	1,550,100	1,550,100	1,330,000	12/10/2020		12	2HST	4,211	2	1889	B+	VG	11%		1.00	
2-22-0	5 STONE CT	1	112	0.54	AA	840,000	1,976,300	2,816,300	2,816,300		10/12/1990	F	83	3	17,395	21	1889	C	VG	21%		1.00	
6-94-0	254 BURRILL ST	1	101	0.08	EF	191,200	287,600	478,800	478,800	1	03/01/2019	A	15	2A	1,734	1	1889	C	AV	32%		1.00	
Subtotals for: 1889																							
Current Total:		4,845,200			Total Acres:		0.88		Sale Price:		1,330,001		Average Assessment:		1,615,067								
Previous Assessment:		4,845,200			Finished Area:		23,340		Parcel Count:		3		Assessment vs Previous:		1.00								
Year Built: 1890																							
10-38-0	17 PARK SQ	1	101	0.12	MA	223,700	238,800	462,500	462,500	255,000	07/10/2013		2	1T	1,319	1	1890	C	AV	32%		1.00	
1-186-0	22 CLAREMONT TR	1	101	0.13	EG	280,400	272,700	553,100	553,100	610,000	09/09/2022		15	2	1,468	1	1890	C-	GD	22%		1.00	
1-2-0	23 NEW OCEAN ST	1	104	0.09	XF	196,200	287,200	483,400	483,400	10	05/16/2023		12	2T	2,025	2	1890	C-	AV	32%	5%	1.00	
1-25-0	7 SPRING CT	1	101	0.10	EA	202,500	261,500	464,000	464,000	164,900	09/30/1998		15	2	1,670	1	1890	C	AV	32%		1.00	
13-108-0	41 PROSPECT ST	1	101	0.11	MG	247,500	372,800	620,300	620,300	727,000	05/04/2022		15	2A	1,955	1	1890	C	GV	16%		1.00	
13-11-0	22 RYAN PL	1	104	0.23	EA	250,000	397,300	647,300	647,300	440,000	04/30/2004		12	2A	2,601	2	1890	C	GD	22%	5%	1.00	
13-113-0	33 EASTMAN AV	1	101	0.08	EA	194,500	267,600	462,100	462,100	546,000	09/02/2022		15	1T	1,096	1	1890	C	GD	22%		1.00	
13-115-0	7 MINERVA ST	1	101	0.11	EA	206,300	316,400	522,700	522,700	1	02/17/1998	F	15	2A	1,674	1	1890	C	GD	22%		1.00	
13-116-0	11 MINERVA ST	1	101	0.11	EA	206,300	348,300	554,600	554,600	371,500	02/20/2015		15	2A	1,743	1	1890	C	GD	22%		1.00	
13-117-0	15 MINERVA ST	1	101	0.11	EA	206,300	409,700	616,000	616,000	490,000	12/05/2016		15	2A	1,578	1	1890	C	VG	11%		1.00	
13-12-0	425 ESSEX ST	1	101	0.16	XF	224,500	231,700	456,200	456,200	585,000	03/30/2023		15	2	1,413	1	1890	C	FA	37%	0%	1.00	
13-121-0	31 MINERVA ST	1	101	0.12	EA	206,900	299,000	505,900	505,900	167,000	08/29/1997		15	1T	1,311	1	1890	C	GD	22%		1.00	
13-123-0	9 EASTMAN AV	1	101	0.10	EA	200,200	319,000	519,200	519,200	380,000	08/22/2016		15	1T	1,596	1	1890	C	AV	32%		1.00	
13-129-0	354 ESSEX ST	1	101	0.18	XF	229,200	245,800	475,000	475,000	1	06/23/1999	A	15	1T	1,194	1	1890	C	GD	22%	4%	10%	1.00
13-134-0	330 ESSEX ST	1	031	0.15	CA	270,200	224,100	494,300	494,300	170,000	05/15/1995		52	2	3,700	3	1890	D	FR	42%	10%	5%	1.00
13-22-0	395 ESSEX ST	1	104	0.31	XF	267,000	340,800	607,800	607,800	225,000	07/20/2000		12	2	1,891	2	1890	C	GD	22%	5%	1.00	
13-24-0	385 ESSEX ST	1	101	0.35	XF	267,300	401,800	669,100	669,100	569,000	08/24/2020		15	1T	1,241	1	1890	C	GV	16%		1.00	
13-30-0	18 EASTMAN AV	1	101	0.40	EA	313,200	301,700	614,900	614,900	1	07/18/2000	F	15	1T	2,064	2	1890	C	GD	22%		1.00	

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
13-34-0	36 EASTMAN AV	1	101	0.45	EA	332,400	317,400	649,800	649,800	100	10/21/2016	A	15	1T	1,541	1	1890	C	AG	27%				1.00
13-43-0	10 12 FAIRVIEW AV	1	104	0.11	EA	206,300	559,400	765,700	765,700	1	09/17/2018	A	13	2	3,078	2	1890	C	GD	22%				1.00
1-35-0	19 ELMWOOD RD	1	101	0.09	EG	276,500	343,900	620,400	620,400	1	05/29/2014	A	15	1T	1,674	1	1890	C	GD	22%				1.00
1-36-0	21 23 ELMWOOD RD	1	104	0.08	EG	269,600	325,000	594,600	594,600	1	03/13/2002	A	12	1T	1,888	2	1890	C	AV	32%				1.00
13-77-0	65 EASTMAN AV	1	101	0.16	EA	223,900	326,300	550,200	550,200	464,000	08/01/2018		15	1T	1,252	1	1890	C	GD	22%				1.00
13-80-0	6 MINERVA ST	1	101	0.11	EA	203,600	321,500	525,100	525,100	1	10/29/2014	H	15	2A	1,732	1	1890	C	GD	22%				1.00
13-81-0	8 MINERVA ST	1	101	0.11	EA	206,300	347,900	554,200	554,200	495,000	08/24/2021	O	15	1T	1,108	1	1890	C	GD	22%				1.00
14-1-0	68 STETSON AV	1	101	0.12	XG	241,300	361,900	603,200	603,200	570,000	09/21/2021		15	2	2,417	1	1890	C	AG	27%		5%		1.00
14-20-0	144 STETSON AV	1	316	0.20	CA	286,700	138,600	425,300	425,300	175,000	01/04/2002	N	30	1	5,956	1	1890	C	AV	35%				1.00
14-3-0	76 STETSON AV	1	101	0.12	XG	242,500	310,800	553,300	553,300		09/30/1983		15	1T	1,207	1	1890	C	GD	22%		5%		1.00
14-33-0	25 BRISTOL AV	1	101	0.14	EB	274,800	302,700	577,500	577,500	1	09/18/2020	A	15	1T	1,459	1	1890	C	GD	22%				1.00
14-5-0	84 STETSON AV	1	101	0.12	XG	243,200	273,900	517,100	517,100	1	03/15/2004	A	15	2A	1,452	1	1890	C	GD	22%		5%		1.00
14-55-0	95 STETSON AV	1	101	0.12	XG	239,700	256,300	496,000	496,000		06/11/1965		15	2	1,382	1	1890	C	AV	32%				1.00
14-62-0	65 67 STETSON AV	1	104	0.12	XG	242,800	599,200	842,000	842,000	1	12/21/2022		13	2A	3,600	2	1890	C	GD	22%				1.00
1-55-0	9 SHAW RD	1	101	0.11	EG	288,700	358,900	647,600	647,600	469,000	05/06/2015		15	2	1,748	1	1890	C	GD	22%				1.00
16-28-0	42 BANKS RD	1	101	0.12	EG	289,000	281,800	570,800	570,800	350,000	10/30/2014		15	2	1,323	1	1890	C	GD	22%				1.00
1-68-0	32 ANDREW RD	1	101	0.11	EG	287,500	455,200	742,700	742,700	610,000	09/28/2018		15	2A	2,139	1	1890	C+	GD	22%				1.00
1-75-0	47 THOMAS RD	1	101	0.11	EG	283,900	303,500	587,400	587,400	417,999	11/16/2004		15	2A	2,111	1	1890	C	AV	32%				1.00
19-157-0	484 HUMPHREY ST	1	104	0.14	XA	215,000	358,000	573,000	573,000	1	04/15/2014	A	13	2A	2,852	2	1890	C	FR	42%				1.00
2-106-0	6 GREENWOOD AV	1	101	0.31	OG	406,700	486,600	893,300	893,300	1	11/13/2018	V	15	2	2,162	1	1890	B+	GD	22%				1.00
2-111-0	13 15 INGALLS TR	1	104	0.14	OA	236,300	483,900	720,200	720,200		04/27/1987		13	2	2,295	2	1890	C+	GD	22%				1.00
2-111A-0	9 11 INGALLS TR	1	104	0.19	OA	256,700	398,100	654,800	654,800	1	11/27/2002	A	12	2	2,290	2	1890	C+	AV	32%				1.00
2-112-0	17 INGALLS TR	1	101	0.15	OA	253,100	559,200	812,300	812,300	1	03/05/2013	A	15	2	2,243	1	1890	C+	VG	11%				1.00
2-131-0	12 HUMPHREY TR	1	101	0.11	OG	329,000	688,400	1,017,400	1,017,400	100	07/09/2019		15	2T	3,110	1	1890	B-	VG	11%		0%		1.00
2-134-0	312 HUMPHREY ST	1	105	0.14	OV	360,300	1,042,700	1,403,000	1,403,000	1,100,000	05/08/2018		12	3	3,762	3	1890	A-	VG	11%				1.00
2-152-0	9 ROSE ST	1	104	0.12	EG	294,100	431,100	725,200	725,200	1	04/11/2014	A	12	2	2,000	2	1890	C	GD	22%				1.00
2-157-0	61 BLANEY ST	1	101	0.11	EG	286,300	344,800	631,100	631,100	405,000	07/01/2010		15	2A	2,021	1	1890	C	GV	16%		5%		1.00
21-6-0	40 SCULPIN WY	1	101	0.07	EG	267,100	284,000	551,100	551,100	0	11/28/1997	F	15	1T	1,025	1	1890	C	AG	27%				1.00
2-17-0	82 REDINGTON ST	1	101	0.05	EG	252,000	273,900	525,900	525,900	480,000	06/24/2019		15	1T	984	1	1890	C	GD	22%				1.00
22-62-0	45 FOREST AV	1	101	1.73	MV	683,700	1,552,300	2,236,000	2,236,000	575,000	12/03/1990		6	2HST	5,263	1	1890	A+	EX	3%				1.00
23-110-0	10 GLEN RD	1	101	0.07	EA	187,400	271,800	459,200	459,200	1	01/19/2021	A	15	2	1,088	1	1890	C	AG	27%				1.00
23-13-1A	51 GLEN RD 1A	1	102	0.00	51G	0	520,100	520,100	520,100	399,000	02/13/2018		99	2	980	1	1890	B+	GD	22%				1.00
23-13-2B	51 GLEN RD 2B	1	102	0.00	51G	0	520,100	520,100	520,100	523,000	02/14/2022		99	2	980	1	1890	B+	GD	22%				1.00
23-13-3C	51 GLEN RD 3C	1	102	0.00	51G	0	600,600	600,600	600,600	429,000	02/15/2018		99	2	1,418	1	1890	B+	GD	22%				1.00
23-14-0	654 HUMPHREY ST	1	101	0.08	XA	191,100	275,500	466,600	466,600	325,000	05/01/2019	O	15	1H	1,067	1	1890	C	GD	22%		5%		1.00
23-17A-0	674 HUMPHREY ST	1	104	0.14	XA	214,000	431,400	645,400	645,400	1	08/26/2021	A	12	2	2,402	2	1890	C	GD	22%				1.00
2-35-0	99 REDINGTON ST	1	101	0.14	EG	303,500	625,900	929,400	929,400	855,500	08/29/2017		15	1T	2,927	1	1890	B-	VG	11%				1.00
23-6-0	25 PLEASANT ST	1	101	0.20	XG	275,300	322,600	597,900	597,900	1	04/19/2002	A	15	1T	1,320	1	1890	C	GD	22%				1.00
2-37-0	107 REDINGTON ST	1	101	0.08	EG	269,400	343,900	613,300	613,300	402,500	12/27/2007		15	2	1,594	1	1890	C	GD	22%				1.00
2-39-0	34 HIGHLAND ST	1	101	0.09	EG	275,200	306,400	581,600	581,600	325,000	09/12/2011		15	2	1,288	1	1890	C	GD	22%				1.00

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
2-42-0	52 KING ST	1	101	0.07	EG	265,800	313,300	579,100	579,100	152,000	06/30/1992		15	2	1,374	1	1890	C	AG	27%				1.00
2-5-0	121 ELMWOOD RD	1	101	0.21	EG	341,900	795,900	1,137,800	1,137,800	682,000	04/01/2008	D	15	2A	3,726	2	1890	B	GV	16%				1.00
2-50-1	18 KING ST 1	1	102	0.00	CD	0	506,100	506,100	506,100	365,000	03/30/2018	O	99	1T	1,070	1	1890	C+	VG	11%				1.00
2-50-2	18 KING ST 2	1	102	0.00	CD	0	448,900	448,900	448,900	453,000	08/02/2021		99	1T	870	1	1890	C+	VG	11%				1.00
2-58-0	35 KING ST	1	101	0.08	EG	271,800	398,100	669,900	669,900	780,700	04/22/2022		15	2	1,979	1	1890	C	GD	22%				1.00
2-64-0	12 HIGHLAND ST	1	101	0.09	EG	278,000	323,400	601,400	601,400	430,000	10/21/2016		15	2A	2,042	1	1890	C	AV	32%				1.00
2-71-0	26 ROCKLAND ST	1	101	0.20	EG	334,100	444,200	778,300	778,300	1	03/01/2021	A	15	1T	1,859	1	1890	C+	GD	22%				1.00
27-19-0	2 HARRISON AV	1	101	0.14	XG	252,300	338,300	590,600	590,600	152,500	09/25/1991		15	2	1,226	1	1890	C+	GD	22%				1.00
27-41-0	986 HUMPHREY ST	1	101	0.18	XV	277,200	426,100	703,300	703,300	1	06/25/2008	A	15	2A	1,506	1	1890	C+	GV	16%				1.00
2-75-0	65 KING ST	1	104	0.13	EG	294,700	410,000	704,700	704,700	835,000	06/28/2022	O	12	2	1,953	2	1890	C	GD	22%				1.00
2-76-0	71 KING ST	1	101	0.11	EG	284,500	366,300	650,800	650,800	459,000	08/12/2016		15	2	2,151	1	1890	C	GD	22%				1.00
2-77-0	15 HIGHLAND ST	1	101	0.13	EG	280,400	326,000	606,400	606,400	354,000	12/21/2010		15	1T	1,481	1	1890	C	GD	22%				1.00
2-78-0	11 HIGHLAND ST	1	101	0.12	EG	277,200	291,200	568,400	568,400		03/04/1980		15	1T	1,449	1	1890	C	AG	27%				1.00
2-80-0	88 ROCKLAND ST	1	101	0.10	OA	257,100	437,800	694,900	694,900	514,000	04/01/2004		15	2T	2,343	1	1890	C+	GD	22%				1.00
2-90-1	94 ROCKLAND ST	1	102	0.00	CD	0	707,000	707,000	707,000	435,000	07/22/2011		99	3A	2,405	1	1890	B-	VG	11%				1.00
2-90-2	94 ROCKLAND ST	1	102	0.00	CD	0	278,800	278,800	278,800	100	02/10/2023		99	3A	475	1	1890	B-	VG	11%				1.00
2-90-3	94 ROCKLAND ST	1	102	0.00	CD	0	455,800	455,800	455,800	241,500	10/16/2006		99	3A	900	1	1890	B-	VG	11%				1.00
3-100A-0	16 18 PARADISE RD	1	104	0.12	XF	206,600	431,100	637,700	637,700	1	10/21/2014	A	13	2A	2,751	2	1890	C	AG	27%				1.00
3-102-0	145 BURRILL ST	1	013	0.21	EF	243,200	428,900	672,100	672,100	1	01/07/2021	F	12	1T	6,008	3	1890	C	AV	32%				1.00
3-103-0	147 BURRILL ST	1	101	0.07	EF	190,200	444,000	634,200	634,200	577,500	07/24/2020		15	2A	1,290	1	1890	C+	VG	11%				1.00
3-104-0	151 BURRILL ST	1	101	0.07	EF	190,400	283,300	473,700	473,700	75,000	10/29/1997	A	15	2A	1,290	1	1890	C	AG	27%				1.00
3-105-0	149 BURRILL ST	1	104	0.11	EF	194,600	387,000	581,600	581,600	375,000	09/18/2003		12	2	2,921	2	1890	C	AV	32%				1.00
3-109-0	165 167 BURRILL ST	1	104	0.11	EF	202,500	530,900	733,400	733,400	1	12/18/2019		13	2A	2,765	2	1890	C	VG	11%				1.00
3-111-0	1 ELLIS TR	1	101	0.09	EF	195,900	362,500	558,400	558,400	253,000	06/22/2000		15	2A	1,853	1	1890	C	GD	22%				1.00
3-112-0	3 ELLIS TR	1	101	0.09	EF	197,700	392,400	590,100	590,100	365,000	08/22/2008		15	2A	1,802	1	1890	C	GV	16%				1.00
3-113-0	171 BURRILL ST	1	101	0.08	EF	194,700	510,800	705,500	705,500	287,000	12/29/2000		15	2A	2,016	1	1890	C+	VG	11%				1.00
3-114-0	2 ELLIS TR	1	101	0.13	EF	213,900	345,600	559,500	559,500	680,000	01/09/2023		15	2	1,754	1	1890	C	GD	22%				1.00
3-117A-0	179B BURRILL ST	1	101	0.05	EF	162,500	335,400	497,900	497,900	283,435	06/06/2018	L	15	2	1,117	1	1890	C	GD	22%				1.00
3-118-0	187 BURRILL ST	1	102	0.00	CD	0	405,800	405,800	405,800	1	12/18/2020	A	99	2H	1,282	1	1890	B-	GV	16%				1.00
3-118B-0	187 BURRILL ST	1	102	0.00	CD	0	487,600	487,600	487,600	520,000	04/25/2022		99	2H	1,840	1	1890	B-	GV	16%				1.00
3-119B-0	2 HIGGINS TR	1	101	0.07	EF	180,900	267,000	447,900	447,900	220,000	04/15/2011		15	2A	1,431	1	1890	C	AV	32%				1.00
3-120-0	195 BURRILL ST	1	104	0.25	EF	256,100	405,800	661,900	661,900		02/28/1989	A	12	2A	2,830	2	1890	C	AV	32%				1.00
3-121-0	199 BURRILL ST	1	104	0.14	EF	215,900	442,200	658,100	658,100	665,000	06/21/2021		12	2A	2,468	2	1890	C+	GD	22%				1.00
3-124-0	30 PARADISE RD	1	101	0.07	XF	189,500	368,300	557,800	557,800	395,000	12/14/2016		15	1H	1,363	1	1890	C	GD	22%				1.00
31-25-0	121 BEACH BLUFF AV	1	101	0.45	EE	465,400	832,900	1,298,300	1,298,300	755,000	09/02/2009		15	2A	3,833	1	1890	B+	GD	22%				1.00
3-136-0	36 NORFOLK AV	1	104	0.12	XG	239,700	408,000	647,700	647,700	1	03/17/2006	A	12	2A	2,298	2	1890	C	GD	22%				1.00
3-144-0	9 NORFOLK AV	1	101	0.09	XG	229,600	274,100	503,700	503,700	160,000	01/31/1990		15	2	1,369	1	1890	C	AV	32%				1.00
31-47A-0	22 NORTH STONE RD	1	101	0.76	OE	2,054,300	2,001,800	4,056,100	4,056,100	3,325,000	12/27/2019	O	10	2A	12,718	1	1890	A	VG	11%		0%		1.00
3-148-0	25 NORFOLK AV	1	101	0.11	XG	239,300	448,300	687,600	687,600	380,000	06/01/2012		15	1T	1,428	1	1890	C+	VG	11%				1.00
3-153-0	47 NORFOLK AV	1	101	0.11	XG	239,300	354,400	593,700	593,700	807,500	08/10/2022		15	2A	1,970	1	1890	C	AG	27%				1.00

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---				E S/O	Ratio
3-154-0	51 NORFOLK AV	1	101	0.11	XG	239,300	340,300	579,600	579,600	607,000	09/18/2020		15	2	1,577	1	1890	C	GD	22%				1.00
3-155-0	55 NORFOLK AV	1	101	0.11	XG	239,300	461,800	701,100	701,100	590,000	08/05/2019		15	2A	2,111	1	1890	C	VG	11%				1.00
3-162-0	18 BERKSHIRE ST	1	101	0.11	EB	264,000	321,000	585,000	585,000	510,000	07/16/2018		15	1T	1,400	1	1890	C	GD	22%				1.00
3-166-0	34 BERKSHIRE ST	1	101	0.11	EB	264,000	343,000	607,000	607,000	385,000	07/14/2003		15	2A	1,563	1	1890	C	AG	27%				1.00
3-167-0	38 BERKSHIRE ST	1	101	0.11	EB	264,000	307,800	571,800	571,800				15	2H	1,821	1	1890	C	AG	27%				1.00
3-170-0	39 41 MIDDLESEX AV	1	105	0.14	EB	277,800	408,000	685,800	685,800	640,000	06/10/2020		13	2H	3,270	3	1890	C	AV	32%		0%		1.00
3-186-0	62 PINE ST	1	101	0.06	EF	186,900	305,700	492,600	492,600	550,000	05/25/2022		15	1T	1,289	1	1890	C	GD	22%				1.00
3-19-0	1 3 SUPERIOR ST	1	105	0.11	EF	206,300	567,100	773,400	773,400	10	02/22/2022		13	3	3,057	3	1890	C	VG	11%				1.00
3-190-1	114 BURRILL ST	1	344	0.00	CD	0	106,000	106,000	106,000	1	06/07/2021	F	63	1	580	1	1890	B-	AG	32%				1.00
3-190-2	114 BURRILL ST	1	344	0.00	CD	0	137,000	137,000	137,000	10	06/07/2021	F	63	1	795	1	1890	B-	AV	35%				1.00
3-190-3	114 BURRILL ST	1	102	0.00	CD	0	227,600	227,600	227,600	160,000	09/29/2014		99	3	1,216	1	1890	C+	GD	22%				1.00
3-190-4	114 BURRILL ST	1	102	0.00	CD	0	280,100	280,100	280,100	1	06/29/2021	A	99	3	1,223	1	1890	C+	GD	22%				1.00
31-9B-0	132 BEACH BLUFF AV	1	101	0.42	EE	429,000	720,400	1,149,400	1,149,400	100	05/06/2004	A	15	2A	3,304	1	1890	B+	GV	16%				1.00
3-46-0	84 PINE ST	1	101	0.07	EF	187,900	334,600	522,500	522,500	475,000	12/16/2022		15	1T	1,592	1	1890	C	GD	22%				1.00
3-50-0	9 PINE ST	1	101	0.06	XF	185,400	252,400	437,800	437,800	300,000	04/13/2004		15	1T	1,148	1	1890	C	GD	22%		5%		1.00
3-51-0	11 PINE ST	1	101	0.08	EF	192,100	253,400	445,500	445,500	135,000	09/12/1988		15	1T	1,046	1	1890	C	GD	22%		5%		1.00
3-52-0	19 PINE ST	1	101	0.06	EF	186,100	262,500	448,600	448,600		11/03/1967		15	1T	1,053	1	1890	C	GD	22%		5%		1.00
3-53-0	23 PINE ST	1	101	0.07	EF	187,500	263,400	450,900	450,900	100	06/27/2022		15	1T	1,305	1	1890	C	GD	22%		5%		1.00
3-55-0	33 PINE ST	1	101	0.08	EF	191,800	227,800	419,600	419,600	1	09/29/2008	A	15	1T	1,056	1	1890	C	AV	32%				1.00
3-57-0	3 BOYNTON ST	1	101	0.05	EF	183,000	277,100	460,100	460,100	530,000	04/27/2022		15	2	1,126	1	1890	C	AG	27%				1.00
35-73-0	24 LITTLES POINT RD	1	101	0.82	OV	685,300	929,600	1,614,900	1,614,900	1,163,303	04/06/2007	G	15	2	3,627	1	1890	A-	VG	11%		0%		1.00
3-58-0	44 NEW OCEAN ST	1	101	0.09	XF	195,500	242,700	438,200	438,200	115,000	07/31/1997		15	1T	1,179	1	1890	C	AV	32%				1.00
3-59-0	50 NEW OCEAN ST	1	101	0.35	XF	295,700	352,400	648,100	648,100	1	03/20/2014	A	15	2	2,407	1	1890	C	GD	22%				1.00
3-60-0	9 BOYNTON ST	1	104	0.28	EF	270,900	430,400	701,300	701,300	775,000	09/23/2022		12	1T	2,219	2	1890	C	AV	32%				1.00
36-24-0	4 LITTLES POINT LN	1	101	0.12	OV	350,600	175,600	526,200	526,200	275,000	09/27/2010	A	15	1T	992	1	1890	C-	AV	32%10%				1.00
3-63B-0	15 BOYNTON ST	1	101	0.08	EF	192,800	292,400	485,200	485,200	430,000	07/19/2019		15	2	1,462	1	1890	C	GD	22%				1.00
3-66-0	59 PINE ST	1	101	0.12	EF	207,900	278,200	486,100	486,100	1	12/26/2019		15	1H	1,493	1	1890	C	AG	27%				1.00
36-86-0	37 LITTLES POINT RD	1	101	0.37	OD	917,900	1,222,100	2,140,000	2,140,000	10	04/10/2009	F	6	2H	4,232	1	1890	A	EX	3%				1.00
3-75-0	5 7 RAILROAD AV	1	326	0.10	CA	232,900	191,800	424,700	424,700	1	11/19/2004	G	74	1	1,734	2	1890	C+	AG	32%				1.00
3-86-0	168 BURRILL ST	1	101	0.20	EF	236,800	318,000	554,800	554,800	135,000	06/30/1995		15	1T	1,516	1	1890	C	GD	22%				1.00
3-88A-0	176 BURRILL ST	1	104	0.09	EF	197,400	478,100	675,500	675,500	1	08/08/2003	A	13	2A	3,183	2	1890	C	GD	22%				1.00
3-89-0	11 PORTER PL	1	101	0.07	EF	188,500	286,900	475,400	475,400	472,000	10/14/2020		15	1T	1,250	1	1890	C	GD	22%				1.00
3-98-0	137 BURRILL ST	1	101	0.10	EF	201,700	455,800	657,500	657,500	393,500	07/31/2008		15	2A	1,958	1	1890	C+	VG	11%				1.00
4-129-0	128 GREENWOOD AV	1	101	0.11	EG	288,300	358,000	646,300	646,300	460,000	04/08/2016		15	2A	2,447	1	1890	C	AG	27%				1.00
4-148-0	25 27 REID TR	1	101	0.57	EV	504,800	664,500	1,169,300	1,169,300	930,000	08/14/2018		15	1T	3,745	1	1890	B-	VG	11%				1.00
4-2-0	15 FARRAGUT RD	1	101	0.15	EG	304,900	379,200	684,100	684,100	625,000	04/29/2020		15	2	1,509	1	1890	C+	GD	22%				1.00
4-24-0	29 OUTLOOK RD	1	101	0.18	EV	325,500	629,100	954,600	954,600	1,040,000	06/10/2022		12	2A	3,257	2	1890	B-	GV	16%				1.00
4-25-0	25 OUTLOOK RD	1	101	0.19	EV	329,200	456,600	785,800	785,800	100	08/27/2010	A	15	2A	2,602	1	1890	C+	GD	22%				1.00
4-26-0	21 OUTLOOK RD	1	101	0.40	EV	439,500	689,800	1,129,300	1,129,300	635,000	07/25/2000		15	2H	3,835	1	1890	B-	GD	22%				1.00
4-27-0	15 OUTLOOK RD	1	101	0.36	EV	422,200	475,100	897,300	897,300	100	09/11/2012	A	15	2A	3,708	1	1890	B-	AV	32%				1.00

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Town of Swampscott

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
4-29-0	7 OUTLOOK RD	1	101	0.16	EV	314,400	475,500	789,900	789,900	425,000	07/26/2002		15	2A	2,304	1	1890	C+	GD 22%					1.00
4-32A-0	32 OUTLOOK RD	1	102	0.00	OU	0	392,900	392,900	392,900	118,000	02/13/1998		99	2A	1,120	1	1890	C+	AV 32%					1.00
4-32B-0	32 OUTLOOK RD	1	102	0.00	OU	0	438,500	438,500	438,500	382,500	09/23/2019		99	2A	1,705	1	1890	C+	AV 32%					1.00
4-33-0	20 OUTLOOK RD	1	101	0.10	EV	279,100	520,900	800,000	800,000	645,000	11/21/2017		15	2A	2,623	2	1890	C	VG 11%					1.00
4-34-0	16 WALKER RD	1	104	0.12	EG	274,800	845,200	1,120,000	1,120,000	100	12/10/2018	A	12	2A	2,960	2	1890	B+	VG 11%					1.00
4-42-0	49 MONUMENT AV	1	101	0.64	EV	570,500	1,029,500	1,600,000	1,600,000	750,000	11/01/1999	G	6	2H	3,943	1	1890	A	VG 11%					1.00
4-43-0	57 MONUMENT AV	1	101	0.48	EV	484,700	821,600	1,306,300	1,306,300	596,800	06/29/2012	V	15	2A	4,373	1	1890	B	VG 11%					1.00
4-49-0	38 SHERIDAN RD	1	101	0.17	EG	318,700	491,100	809,800	809,800	960,000	08/31/2022		15	2H	2,860	1	1890	B-	GD 22%					1.00
4-51-0	146 ELMWOOD RD	1	101	0.09	EG	275,000	478,200	753,200	753,200	478,000	05/28/2004		15	2A	2,466	1	1890	B-	GD 22%					1.00
4-52-0	106 ELMWOOD RD	1	101	0.31	EV	395,400	794,900	1,190,300	1,190,300	2,550,000	08/25/2022		15	2A	4,526	1	1890	B+	AG 27%					1.00
4-57-0	140 ELMWOOD RD	1	104	0.23	EG	352,200	766,100	1,118,300	1,118,300	1	10/14/2011	A	12	2A	3,742	2	1890	B+	GD 22%					1.00
4-63-0	17 SHERIDAN RD	1	101	0.12	EG	278,800	351,200	630,000	630,000	100	01/25/2022		15	2A	2,418	1	1890	C+	AV 32%					1.00
4-65-0	4 SHERIDAN TR	1	101	0.14	EG	304,400	393,100	697,500	697,500	560,000	12/08/2017		15	1T	2,099	1	1890	C	GD 22%					1.00
4-74-0	94 REDINGTON ST	1	101	0.11	EG	287,700	326,600	614,300	614,300	241,000	09/15/1999		15	2	1,406	1	1890	C	GD 22%					1.00
4-80-0	36 MAPLEDALE PL	1	101	0.10	EG	281,400	319,800	601,200	601,200	278,800	03/13/2012		15	1T	1,638	1	1890	C	GD 22%					1.00
5-1-0	203 BURRILL ST	1	013	0.08	EF	191,300	385,100	576,400	576,400	635,000	01/22/2021		52	1H	1,728	2	1890	C	AG 27%					1.00
5-133-0	132 NORFOLK AV	1	101	0.11	XG	239,300	307,400	546,700	546,700	670,000	02/22/2023		15	2	1,381	1	1890	C	GD 22%					1.00
5-16-0	88 90 NORFOLK AV	1	104	0.13	XG	245,000	407,200	652,200	652,200	1	04/25/1991	F	14	2H	2,758	2	1890	C	GD 22%			5% 0%		1.00
5-17-0	94 NORFOLK AV	1	101	0.13	XG	245,600	248,500	494,100	494,100	299,000	01/10/2014		15	1T	1,284	1	1890	C	AV 32%			5%		1.00
5-22-0	114 NORFOLK AV	1	101	0.12	XG	241,500	344,000	585,500	585,500	415,000	03/04/2015	R	15	2A	1,736	1	1890	C	GD 22%					1.00
5-35-0	121 NORFOLK AV	1	101	0.11	XG	237,300	379,700	617,000	617,000		06/04/1974		15	2A	1,924	1	1890	C	GD 22%					1.00
5-36-0	125 NORFOLK AV	1	101	0.11	XG	237,300	351,500	588,800	588,800	365,000	10/19/2015		15	2	1,957	1	1890	C	GD 22%					1.00
6-119-0	145 ESSEX ST	1	111	0.23	XF	250,000	860,400	1,110,400	1,110,400	1,000,000	09/19/2019	B	97	3	5,656	7	1890	C	GD 22%					1.00
6-123-0	147 149 ESSEX ST	1	105	0.11	XF	204,200	549,700	753,900	753,900	720,000	09/06/2019		13	2H	3,363	3	1890	C	GD 22%					1.00
6-126-0	161 ESSEX ST	1	104	0.11	XF	202,700	345,400	548,100	548,100	205,000	11/10/2011	H	13	2A	1,531	2	1890	C	AV 32%					1.00
6-131A-0	6 BURPEE RD	1	101	0.11	MA	218,900	276,900	495,800	495,800	154,000	06/02/1999		15	2A	1,355	1	1890	C	AV 32%					1.00
6-15-0	40 BEACH AV	1	101	0.29	EF	271,400	350,900	622,300	622,300	522,000	05/19/2020	O	15	1T	1,997	1	1890	C	GD 22%					1.00
6-171-0	108 ESSEX ST	1	101	0.12	XF	210,100	372,800	582,900	582,900	445,000	08/28/2017		15	2A	1,986	1	1890	C	GD 22%					1.00
6-178-0	58 CHERRY ST	1	101	0.12	EF	207,000	237,900	444,900	444,900	234,900	02/22/2002		15	2	1,335	1	1890	C	AV 32%					1.00
6-19-0	60 BEACH AV	1	104	0.14	EF	217,500	426,600	644,100	644,100	260,000	03/16/2022	A	13	2H	2,932	2	1890	C	AV 32%					1.00
6-194-0	62 ESSEX ST	1	101	0.06	XF	185,900	218,700	404,600	404,600	97,500	04/02/1993		15	2	1,410	1	1890	C-	AV 32%					1.00
6-22-0	70 BEACH AV	1	101	0.15	EF	113,500	279,800	393,300	393,300	1	12/16/2022		15	2A	2,258	1	1890	C	GD 22%			20%		1.00
6-34-0	25 BEACH AV	1	104	0.26	EF	263,000	516,000	779,000	779,000	292,000	06/28/1999		15	2A	2,450	2	1890	C	VG 11%					1.00
6-37-0	11 BEACH AV	1	101	0.11	EF	202,600	327,800	530,400	530,400	405,000	11/30/2017		15	2	1,416	1	1890	C	GD 22%					1.00
6-55-0	25 ESSEX ST	1	101	0.07	XF	181,300	106,100	287,400	287,400	1	04/19/2023	H	15	1T	1,089	1	1890	D	PR 48% 10%			5%		1.00
6-6-0	23 MOUNTAIN AV	1	104	0.53	EF	366,100	650,100	1,016,200	1,016,200	1	01/26/2012	A	13	3	3,201	2	1890	C+	GD 22%					1.00
6-77-0	54 COLUMBIA ST	1	104	0.12	EF	208,900	601,100	810,000	810,000	445,000	08/26/2014		13	2H	3,742	2	1890	C	GD 22%			5%		1.00
6-78-0	60 COLUMBIA ST	1	101	0.10	EF	200,900	292,600	493,500	493,500		02/01/1974		15	1T	1,701	1	1890	C	GD 22%			5%		1.00
6-82-0	10 MAPLE AV	1	101	0.12	EF	208,100	284,300	492,400	492,400	229,000	05/26/2000		15	1T	1,124	1	1890	C	GD 22%					1.00
6-84-0	18 MAPLE AV	1	104	0.11	EF	206,000	417,100	623,100	623,100	629,000	09/18/2020		12	1T	1,992	2	1890	C	GD 22%					1.00

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Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratio
6-87-0	28 MAPLE AV	1	104	0.11	EF	194,800	441,200	636,000	636,000	1 01/23/2003	A	13	2A	2,254	2	1890	C	GD	22%			1.00
6-9-0	30 BEACH AV	1	104	0.18	EF	231,500	508,600	740,100	740,100	150,000 07/14/2011	H	13	2	2,736	2	1890	C	GD	22%			1.00
6-90-0	87 ESSEX ST	1	101	0.10	XF	199,700	321,400	521,100	521,100	1 07/29/2019	A	15	2A	2,340	1	1890	C	AV	32%			1.00
6-93-0	256 BURRILL ST	1	104	0.17	XF	225,900	714,200	940,100	940,100	10 12/17/2018	A	13	3	3,376	2	1890	C+	VG	11%			1.00
6-96-0	246 BURRILL ST	1	101	0.08	EF	192,700	412,300	605,000	605,000	580,000 06/28/2018		15	2A	2,091	1	1890	C	VG	11%			1.00
6-97-0	40 42 MAPLE AV	1	104	0.10	EF	201,400	396,500	597,900	597,900	08/02/1990	F	13	2A	2,959	2	1890	C	FA	37%			1.00
6-98-0	36 38 MAPLE AV	1	104	0.09	EF	195,800	402,100	597,900	597,900	100 03/15/2018	A	13	2A	2,658	2	1890	C	AV	32%			1.00
7-119-0	14 ELLIOTT ST	1	101	0.04	EF	179,500	285,500	465,000	465,000	486,000 10/26/2021		15	1T	1,216	1	1890	C	AG	27%			1.00
7-88-0	50 BUENA VISTA ST	1	101	0.06	EF	183,800	382,100	565,900	565,900	1 06/01/2015	A	15	1T	1,094	1	1890	C	VG	11%			1.00

Subtotals for: 1890

Current Total: 125,361,500
Previous Assessment: 125,361,500

Total Acres: 28.30
Finished Area: 396,973

Sale Price: 60,602,927
Parcel Count: 187

Average Assessment: 670,382
Assessment vs Previous: 1.00

Year Built: 1891

1-185-0	59 BURRILL ST	1	960	0.24	CA	333,000	501,300	834,300	834,300			46	1	4,149	1	1891	B-	AG	32%			1.00
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Subtotals for: 1891

Current Total: 834,300
Previous Assessment: 834,300

Total Acres: 0.24
Finished Area: 4,149

Sale Price:
Parcel Count: 1

Average Assessment: 834,300
Assessment vs Previous: 1.00

Year Built: 1892

5-113-0	33 ANDREW RD	1	101	0.33	EG	405,100	411,300	816,400	816,400	0 12/31/1997	A	15	2A	2,797	1	1892	C+	GD	22%			1.00
5-85-0	11 HAMPDEN ST	1	101	0.11	EB	264,000	292,300	556,300	556,300	95,000 09/11/1989	F	15	1T	1,672	1	1892	C	AV	32%			1.00

Subtotals for: 1892

Current Total: 1,372,700
Previous Assessment: 1,372,700

Total Acres: 0.45
Finished Area: 4,468

Sale Price: 95,000
Parcel Count: 2

Average Assessment: 686,350
Assessment vs Previous: 1.00

Year Built: 1893

1-70-0	60 THOMAS RD	1	101	0.09	EG	273,400	339,000	612,400	612,400	100 02/22/2013	A	15	1T	1,552	1	1893	C	GV	16%			1.00
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Subtotals for: 1893

Current Total: 612,400
Previous Assessment: 612,400

Total Acres: 0.09
Finished Area: 1,552

Sale Price: 100
Parcel Count: 1

Average Assessment: 612,400
Assessment vs Previous: 1.00

Year Built: 1894

2-33-0	89 REDINGTON ST	1	104	0.15	EG	307,000	388,200	695,200	695,200	304,000 04/30/2002		12	1H	2,098	2	1894	C	FA	37%			1.00
3-142-0	40 42 PARADISE RD	1	104	0.12	XF	206,600	479,400	686,000	686,000	385,000 03/28/2006		13	2H	3,056	2	1894	C	GD	22%			1.00
4-5-0	31 FARRAGUT RD	1	101	0.18	EG	325,500	417,300	742,800	742,800	515,000 06/28/2011		15	2	2,067	1	1894	C+	GD	22%			1.00
4-64-0	15 SHERIDAN RD	1	104	0.12	EG	289,800	555,400	845,200	845,200	860,000 07/13/2021		12	2A	3,138	2	1894	C+	GD	22%			1.00

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratic
5-54-0	76 MIDDLESEX AV	1	104	0.12	EB	266,500	411,400	677,900	677,900	275,000	04/27/2000	12	1T	1,735	2	1894	C	AG	27%				1.00

Subtotals for: 1894**Current Total: 3,647,100****Total Acres: 0.69****Sale Price: 2,339,000****Average Assessment: 729,420****Previous Assessment: 3,647,100****Finished Area: 12,094****Parcel Count: 5****Assessment vs Previous: 1.00****Year Built: 1895**

10-46-0	49 WINDSOR AV	1	101	0.21	MA	260,800	270,000	530,800	530,800	141,000	07/23/1990	G	15	2	1,221	1	1895	C	AG	27%			1.00
10-57-0	39 PLEASANT VIEW AV	1	101	0.46	EF	322,000	338,100	660,100	660,100	549,000	09/08/2020	O	15	1T	1,349	1	1895	C	GD	22%			1.00
1-102-0	75 BURRILL ST	1	101	0.12	XA	207,000	288,300	495,300	495,300	422,000	08/26/2005		15	2	1,596	1	1895	C	GD	22%	5%		1.00
1-118-0	60 HUMPHREY ST	1	013	0.19	OG	374,800	737,800	1,112,600	1,112,600	812,500	09/15/2015		52	3	4,927	5	1895	C+	GD	22%			1.00
1-151-0	9 OCEANSIDE TR	1	101	0.16	EG	296,000	428,700	724,700	724,700	1	05/28/2008	A	15	2H	2,562	1	1895	C	AG	27%			1.00
12-94-0	250 ESSEX ST	1	101	0.09	XF	198,200	364,600	562,800	562,800	397,000	09/30/2016		15	2	1,445	1	1895	C	GD	22%	5%		1.00
13-118-0	19 MINERVA ST	1	101	0.11	EA	206,300	353,800	560,100	560,100	302,000	03/23/2012		15	1T	1,492	1	1895	C	VG	11%			1.00
13-15-0	17 RYAN PL	1	101	0.12	EA	206,500	415,100	621,600	621,600	100	12/12/2001	A	15	2A	1,740	1	1895	C-	VG	4%			1.00
1-33-0	13 ELMWOOD RD	1	101	0.08	EG	268,400	259,300	527,700	527,700	312,000	10/01/2012		15	2	1,394	1	1895	C	AV	32%			1.00
1-37-0	25 ELMWOOD RD	1	101	0.09	EG	274,100	313,700	587,800	587,800	168,600	05/08/1998		15	2	1,555	1	1895	C	GD	22%			1.00
13-72-0	91 EASTMAN AV	1	101	0.09	EA	197,400	364,300	561,700	561,700		09/30/1987		15	1A	2,239	1	1895	C	GD	22%			1.00
13-74-0	85 EASTMAN AV	1	101	0.08	EA	193,600	290,500	484,100	484,100		12/11/1987		15	2	1,438	1	1895	C	GD	22%			1.00
13-7A-0	435 ESSEX ST	1	104	0.11	XF	206,300	373,000	579,300	579,300	100	05/22/2014	A	13	2	2,314	2	1895	C	AV	32%	5%		1.00
1-42-0	12 ELMWOOD RD	1	101	0.09	EG	275,500	359,800	635,300	635,300	481,095	06/20/2018	O	15	1T	1,311	1	1895	C	GV	16%			1.00
14-24-0	177 STETSON AV	1	101	0.12	XG	239,500	258,100	497,600	497,600	300,000	09/25/2015		15	2	1,469	1	1895	C	AV	32%	5%		1.00
14-30-0	32 BRISTOL AV	1	101	0.12	EB	264,200	326,700	590,900	590,900	1	11/24/2010	A	15	2	1,860	1	1895	C	GD	22%			1.00
14-45-0	77 79 BARNSTABLE ST	1	104	0.11	EB	264,000	401,800	665,800	665,800	340,000	09/03/2010		13	2	2,612	2	1895	C	AV	32%			1.00
14-54-0	99 STETSON AV	1	101	0.12	XG	239,700	309,100	548,800	548,800	1	07/31/2018	F	15	2	1,456	1	1895	C	GD	22%			1.00
1-61-0	77 PARADISE RD	1	101	0.14	XA	217,500	441,700	659,200	659,200	199,500	07/06/1998		15	2A	1,552	1	1895	C	VG	11%			1.00
1-74-0	41 THOMAS RD	1	101	0.10	EG	282,600	327,300	609,900	609,900	380,000	08/28/2003		15	2	1,578	1	1895	C	GD	22%			1.00
1-76-0	51 THOMAS RD	1	101	0.08	EG	270,900	391,600	662,500	662,500	176,000	01/27/1992		15	2A	1,971	1	1895	C	VG	11%			1.00
1-78-0	59 THOMAS RD	1	101	0.07	EG	267,400	314,800	582,200	582,200	729,000	08/01/2022		15	2A	1,725	1	1895	C	GD	22%			1.00
1-79-0	65 THOMAS RD	1	101	0.09	EG	277,800	539,200	817,000	817,000	1	04/22/2022	H	15	2A	2,415	1	1895	C	EX	3%			1.00
1-82-0	34 HARDY RD	1	101	0.14	EV	303,700	427,900	731,600	731,600	220,000	11/08/1995		15	2H	2,817	1	1895	C	GD	22%	5%		1.00
1-87-0	44 ELMWOOD RD	1	101	0.11	EG	288,800	494,900	783,700	783,700	755,000	08/02/2019		15	2A	1,885	1	1895	C	VG	11%			1.00
1-94-0	22 MONUMENT AV	1	931	2.19	PG	1,258,200	4,386,800	5,645,000	5,645,000				50	2H	25,375	2	1895	AA	VG	21%			1.00
1-96-0	35 ELMWOOD RD	1	101	0.07	EG	262,400	314,200	576,600	576,600	365,000	09/29/2006		15	1T	1,339	1	1895	C-	GD	22%		0%	1.00
1-99-0	15 THOMAS RD	1	101	0.12	EG	292,000	347,900	639,900	639,900	650,000	12/01/2020		15	1T	1,764	1	1895	C	GD	22%			1.00
20-40-0	42 PLEASANT ST	1	101	0.10	XG	211,000	373,900	584,900	584,900	506,000	05/11/2020		15	2	1,237	1	1895	C	VG	11%			1.00
20-55-0	18 PLEASANT ST	1	101	0.32	XG	331,300	339,800	671,100	671,100	262,900	06/25/1999		15	1T	1,391	1	1895	C	GD	22%			1.00
2-155E-0	10 THORNDIKE TR	1	104	0.05	EG	252,100	357,400	609,500	609,500	265,000	09/28/2007		13	2H	2,058	2	1895	C	AV	32%			1.00
2-4-0	115 ELMWOOD RD	1	954	0.11	EG	284,100	261,800	545,900	545,900				69	2A	4,620	1	1895	C+	AV	35%			1.00
24-3-0	251 PURITAN RD	1	101	0.36	OE	1,431,000	1,137,500	2,568,500	2,568,500	1,620,000	04/17/2008		15	2H	6,900	1	1895	B	VG	11%			1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
24-37-0	641 HUMPHREY ST	1	101	0.13	XA	211,900	278,600	490,500	490,500	10	12/22/2021	A	15	2	1,355	1	1895	C	AG	27%				1.00
24-4-0	259 PURITAN RD	1	101	0.22	OE	1,173,500	999,700	2,173,200	2,173,200	1,800,000	10/17/2022		15	3	6,055	1	1895	B	VG	11%				1.00
26-20-0	29 GALLOUPES PT RD	1	101	0.46	OV	536,200	991,000	1,527,200	1,527,200	100	06/13/2017	V	6	2H	4,297	1	1895	A-	VG	11%				1.00
27-2-0	948 HUMPHREY ST	1	101	0.13	XV	255,800	413,100	668,900	668,900	750,000	07/15/2022		15	2	2,383	1	1895	C	GV	16%				1.00
27-35-0	11 STEARNS ST	1	101	0.16	MV	331,200	380,600	711,800	711,800	539,900	03/08/2017		15	2A	1,351	1	1895	C+	GD	22%				1.00
2-8-1-0	133 ELMWOOD RD	1	102	0.00	EM	0	600,700	600,700	600,700	275,000	09/26/2011		99	2H	1,574	1	1895	B	VG	11%				1.00
2-8-2-0	133 ELMWOOD RD	1	102	0.00	EM	0	744,900	744,900	744,900	433,000	06/10/2016	O	99	2H	2,230	1	1895	B	VG	11%				1.00
3-165-0	30 BERKSHIRE ST	1	101	0.11	EB	264,000	320,500	584,500	584,500	725,000	12/02/2022		15	2	1,411	1	1895	C	AG	27%				1.00
3-18-0	2 SUPERIOR ST	1	101	0.03	EF	49,300	24,600	73,900	73,900		07/26/1977		15	1T	1,170	1	1895	C	VP	64%		80%		1.00
3-24-0	58 PINE ST	1	104	0.19	EF	235,400	321,400	556,800	556,800	352,000	09/05/2017	L	12	2	1,849	2	1895	C	AV	32%				1.00
3-29-0	2 SUPERIOR ST	1	105	0.08	EF	191,800	291,700	483,500	483,500	10	09/09/2022		12	2H	2,173	3	1895	C	FR	42%				1.00
3-38-0	20 SUPERIOR ST	1	104	0.10	EF	200,600	418,400	619,000	619,000	232,000	05/16/2011		13	2H	2,298	2	1895	C	GD	22%				1.00
3-93-0	25 RAILROAD AV	1	031	0.19	CA	313,400	911,350	1,224,750	1,224,750	1,300,000	11/21/2002	G	52	2T	9,825	15	1895	B	AV	32%				1.00
3-96-0	33 COLUMBIA ST	1	031	0.70	CA	501,400	735,800	1,237,200	1,237,200	800,000	02/06/2015		43	2	18,660	12	1895	C	AV	35%				1.00
4-140-0	72 GREENWOOD AV	1	101	0.10	EG	281,800	346,800	628,600	628,600	1	09/19/2008	A	15	2H	1,866	1	1895	C+	AV	32%				1.00
5-124-0	33 ELLIS RD	1	101	0.09	EG	277,700	336,700	614,400	614,400	1	08/13/2013	F	15	2	2,092	1	1895	C	GD	22%				1.00
5-134-0	138 NORFOLK AV	1	101	0.13	XG	244,900	277,500	522,400	522,400	440,000	08/31/2017		15	2	1,328	1	1895	C	AG	27%				1.00
5-151-0	22 STETSON AV	1	104	0.23	XG	291,700	390,300	682,000	682,000	100	08/16/2021	A	12	2T	2,295	2	1895	C	GD	22%		5%		1.00
5-225-0	32 ELLIS RD	1	101	0.10	EG	281,400	291,900	573,300	573,300	295,000	09/13/2007		15	2	1,541	1	1895	C	AG	27%				1.00
5-234-0	76 FARRAGUT RD	1	101	0.15	EG	306,000	524,700	830,700	830,700	767,000	08/20/2018		15	2A	2,561	1	1895	C+	GV	16%				1.00
5-236-0	86 FARRAGUT RD	1	101	0.13	EG	296,600	473,000	769,600	769,600	556,000	06/20/2011		15	2A	2,258	1	1895	C+	GD	22%				1.00
5-29-0	97 NORFOLK AV	1	104	0.11	XG	237,300	474,100	711,400	711,400	710,000	10/20/2021		13	3	2,896	2	1895	C	GD	22%				1.00
5-50-0	60 MIDDLESEX AV	1	101	0.11	EB	260,900	433,300	694,200	694,200	526,000	07/20/2005		15	2A	2,292	1	1895	C	GV	16%				1.00
5-55-0	80 MIDDLESEX AV	1	101	0.12	EB	266,500	493,700	760,200	760,200	472,500	08/29/2013		15	2A	2,728	1	1895	C	GV	16%		0%		1.00
5-62-0	43 BERKSHIRE ST	1	101	0.10	EB	258,400	257,500	515,900	515,900	1	03/29/2018	A	15	1T	1,304	1	1895	C	AV	32%				1.00
5-63-0	47 BERKSHIRE ST	1	101	0.10	EB	258,400	324,100	582,500	582,500		03/13/1981		15	1T	1,427	1	1895	C	GD	22%				1.00
5-70-0	77 MIDDLESEX AV	1	101	0.10	EB	257,500	250,600	508,100	508,100	10	10/18/2012	A	15	1T	1,301	1	1895	C	AV	32%				1.00
5-74-0	28 HAMPDEN ST	1	101	0.13	EB	273,900	375,500	649,400	649,400	575,000	05/14/2020		15	2	1,552	1	1895	C	GD	22%				1.00
5-82-0	17 BERKSHIRE ST	1	101	0.13	EB	272,200	387,200	659,400	659,400	435,500	09/12/2013		15	2A	1,564	1	1895	C	GV	16%				1.00
5-83-0	3 HAMPDEN ST	1	101	0.13	EB	271,700	346,100	617,800	617,800	336,500	10/30/2012		15	2A	1,482	1	1895	C	GD	22%				1.00
5-9-0	213 BURRILL ST	1	104	0.11	EA	192,900	326,500	519,400	519,400	320,000	05/31/2013		15	1T	1,377	2	1895	C	GD	22%				1.00
5-90-0	31 HAMPDEN ST	1	101	0.10	EB	257,300	284,500	541,800	541,800	1	01/21/1994	F	15	1T	1,605	1	1895	C	AV	32%				1.00
5-91-0	35 HAMPDEN ST	1	101	0.11	EB	264,000	336,800	600,800	600,800	1	11/24/2010	A	15	1T	1,477	1	1895	C	GD	22%				1.00
6-85-0	22 MAPLE AV	1	101	0.11	EF	206,100	320,000	526,100	526,100	327,500	01/28/2011		6	2A	1,536	1	1895	C	GD	22%				1.00
7-120-0	10 ELLIOTT ST	1	101	0.07	EF	188,400	272,500	460,900	460,900	1	10/27/2017	A	15	1T	1,219	1	1895	C	GD	22%				1.00
7-121-0	27 HILLSIDE AV	1	101	0.14	EF	216,700	300,500	517,200	517,200	1	07/01/2020	A	15	1T	1,597	1	1895	C	AG	27%				1.00
7-154-0	16 HILLSIDE AV	1	101	0.10	EF	199,300	309,700	509,000	509,000	410,000	04/07/2017	U	15	2	1,463	1	1895	C	GD	22%				1.00
7-47-0	12 EUREKA AV	1	101	0.13	EF	201,300	322,400	523,700	523,700	386,500	06/22/2015		15	1T	1,253	1	1895	C	GD	22%				1.00
7-59-0	95 MELVIN AV	1	101	0.09	EF	195,200	241,300	436,500	436,500		07/15/1975		15	2	1,190	1	1895	C	AV	32%				1.00
7-65-0	10 ROY ST	1	104	0.16	EF	211,900	348,200	560,100	560,100	154,900	04/03/1997		12	2	1,961	2	1895	C	AG	27%				1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratio
7-69-0	52 ROY ST	1	101	0.21	EF	244,100	296,700	540,800	540,800	299,000	05/22/2001	15	2	1,588	1	1895	C	GD	22%			1.00
7-89-0	46 BUENA VISTA ST	1	101	0.05	EF	182,700	323,000	505,700	505,700	472,000	10/30/2020	15	1T	1,482	1	1895	C	GD	22%			1.00
7-94-0	80 ROY ST	1	101	0.11	EF	206,000	273,900	479,900	479,900	1	04/03/2008	A	15	1T	1,164	1	1895	C	AG	27%		1.00
7-95-0	76 ROY ST	1	101	0.12	EF	209,100	372,400	581,500	581,500	1	07/14/2008	A	15	1T	1,974	1	1895	C	GV	16%		1.00
9-359-0	99 WINDSOR AV	1	101	0.14	MA	232,200	273,500	505,700	505,700	1	05/13/2016	A	22	2	1,836	1	1895	C	AG	27%		1.00

Subtotals for: 1895

Current Total: 57,460,350
Previous Assessment: 57,460,350

Total Acres: 12.77
Finished Area: 202,440

Sale Price: 25,044,339
Parcel Count: 78

Average Assessment: 736,671
Assessment vs Previous: 1.00

Year Built: 1896

1-103-0	63	BURRILL ST	1	959	0.29	XA	274,100	581,900	856,000	856,000	12/30/1981	6	2H	4,779	1	1896	B+	AV	32%	5%	1.00	
1-54-0	56	THOMAS RD	1	101	0.09	EG	273,200	310,500	583,700	583,700	323,500	04/25/2012	15	2A	1,765	1	1896	C	AG	27%	1.00	
1-80-0	71	THOMAS RD	1	101	0.12	EG	292,200	452,100	744,300	744,300	288,000	02/27/1998	15	2H	2,111	1	1896	C+	GD	22%	1.00	
22-57-0	802	HUMPHREY ST	1	101	0.30	XV	333,800	404,600	738,400	738,400	261,500	04/04/1988	15	2H	2,660	1	1896	C	GD	22%	1.00	
5-120-0	113	PARADISE RD	1	101	0.14	XA	215,000	390,200	605,200	605,200	165,000	05/19/2004	H	15	2A	1,842	1	1896	C	GD	22%	1.00
5-131-0	42	FARRAGUT RD	1	101	0.17	EG	318,000	619,300	937,300	937,300	625,000	08/01/2007	15	2A	2,208	1	1896	C	EX	3%	1.00	

Subtotals for: 1896

Current Total: 4,464,900
Previous Assessment: 4,464,900

Total Acres: 1.11
Finished Area: 15,365

Sale Price: 1,663,000
Parcel Count: 6

Average Assessment: 744,150
Assessment vs Previous: 1.00

Year Built: 1897

1-134-0	9	CLAREMONT TR	1	104	0.17	EG	319,000	347,300	666,300	666,300	500,000	02/07/2022	B	12	2A	2,548	2	1897	C+	AV	32%	10%	1.00
5-128-0	30	FARRAGUT RD	1	101	0.24	EG	357,500	445,000	802,500	802,500	472,000	09/30/2003		15	2A	2,308	1	1897	C+	GD	22%		1.00

Subtotals for: 1897

Current Total: 1,468,800
Previous Assessment: 1,468,800

Total Acres: 0.42
Finished Area: 4,856

Sale Price: 972,000
Parcel Count: 2

Average Assessment: 734,400
Assessment vs Previous: 1.00

Year Built: 1898

14-46A-0	80 BARNSTABLE ST	1	101	0.10	EB	256,400	288,200	544,600	544,600	557,000	05/18/2021	15	1T	1,483	1	1898	C	AV	32%		1.00
19-86-0	79 GREENWOOD AV	1	101	0.18	EG	325,500	436,300	761,800	761,800	239,000	08/27/1993	15	2A	2,478	1	1898	C+	GD	22%		1.00
29-25-0	20 OCEAN AV	1	101	0.56	EE	525,900	636,500	1,162,400	1,162,400		06/01/1964	6	2H	4,860	1	1898	A-	AV	32%15%		1.00
3-137-0	40 NORFOLK AV	1	101	0.12	XG	239,700	448,900	688,600	688,600	839,999	05/03/2023	15	2A	2,078	1	1898	C	VG	11%		1.00
35-66A-0	8 LITTLES POINT RD	1	101	0.33	OV	461,400	1,041,000	1,502,400	1,502,400	210,000	10/31/1991	O	15	2	4,300	1	1898	B+	VG	5%	1.00
4-47-0	85 MONUMENT AV	1	104	0.87	EV	604,300	897,100	1,501,400	1,501,400	1	04/08/2010	A	12	2A	5,155	2	1898	B+	GD	22%	1.00
5-164-0	41 STETSON AV	1	101	0.11	XG	237,600	332,400	570,000	570,000	475,000	11/30/2018	15	2	1,615	1	1898	C	GD	22%		1.00
5-32-0	109 NORFOLK AV	1	101	0.11	XG	237,300	325,000	562,300	562,300	379,900	08/18/2014	15	1T	1,530	1	1898	C	GD	22%		1.00
6-115-0	257 BURRILL ST	1	101	0.08	EF	194,000	358,500	552,500	552,500	567,500	09/17/2021	15	2A	1,764	1	1898	C	GD	22%		1.00
6-33-0	29 31 BEACH AV	1	105	0.16	EF	224,700	547,600	772,300	772,300		06/27/1985	12	2A	4,698	3	1898	C	GD	22%		1.00

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Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratic
7-61-0	87 MELVIN AV	1	101	0.08	EF	168,500	293,700	462,200	462,200	1 07/13/2016	H	15	2A	1,432	1	1898	C	AV	32%			1.00

Subtotals for: 1898**Current Total: 9,080,500****Total Acres: 2.71****Sale Price: 3,268,401****Average Assessment: 825,500****Previous Assessment: 9,080,500****Finished Area: 31,392****Parcel Count: 11****Assessment vs Previous: 1.00****Year Built: 1900**

1-136-0	33 35 ROCK AV	1	104	0.38	EA	306,300	709,300	1,015,600	1,015,600	100 12/23/2020	A	13	2H	4,328	2	1900	C+	GD	22%			1.00
11-657-0	161 WINDSOR AV	1	101	0.19	MA	251,800	408,400	660,200	660,200	208,650 01/28/2000		15	2	2,119	1	1900	C	VG	11%		0%	1.00
12-101-0	30 DANVERS RD	1	410	54.09	IA	9,596,500	767,100	10,363,600	10,363,600	10/20/1919		38	1	30,730	3	1900	C	FA	39%		25%	1.00
12-101A-0	DANVERS RD	1	410	1.49	IA	759,500	164,200	923,700	923,700	01/23/1974		30	1	18,867	1	1900	E	VP	59%90%		0%	1.00
1-26-0	15 SPRING CT	1	101	0.10	EA	201,500	235,300	436,800	436,800	1 08/01/2022		15	2	1,364	1	1900	C	FA	37%			1.00
12-93-0	254 ESSEX ST	1	101	0.09	XF	197,400	326,600	524,000	524,000	330,000 04/25/2014		15	1T	1,370	1	1900	C	GD	22%		5%	1.00
13-10-0	12 RYAN PL	1	931	0.24	EA	252,200	716,100	968,300	968,300	02/04/1986		13	2	3,605	2	1900	C	EX	3%			1.00
13-114-0	29 EASTMAN AV	1	101	0.10	EA	200,500	334,000	534,500	534,500	405,000 02/24/2016		15	1T	1,092	1	1900	C+	GD	22%			1.00
13-119-0	23 MINERVA ST	1	101	0.11	EA	206,300	371,300	577,600	577,600	11/14/1958		15	2A	2,377	1	1900	C	GD	22%			1.00
13-120-0	27 MINERVA ST	1	101	0.11	EA	206,300	301,600	507,900	507,900	349,000 06/26/2015		15	1T	1,154	1	1900	C	GD	22%			1.00
13-26-0	375 ESSEX ST	1	104	0.19	XF	234,100	319,400	553,500	553,500	210,000 06/17/2011	S	12	2	2,025	2	1900	C	AG	27%		10%	1.00
13-36-0	38 EASTMAN AV	1	101	0.21	EA	242,900	269,300	512,200	512,200	1 09/22/1999	A	15	1T	1,191	1	1900	C	AV	32%			1.00
13-54-0	27 FAIRVIEW AV	1	104	0.11	EA	205,900	507,100	713,000	713,000	750,000 05/11/2022		12	2	2,658	2	1900	C	GD	22%			1.00
13-73-0	87 EASTMAN AV	1	101	0.09	EA	196,400	251,600	448,000	448,000	549,000 05/04/2023		15	2	1,394	1	1900	C	AV	32%			1.00
1-38-0	41 PARADISE RD	1	101	0.08	XF	193,200	378,900	572,100	572,100	451,001 06/23/2017	S	15	2A	1,718	1	1900	C+	GD	22%			1.00
1-39-0	47 PARADISE RD	1	101	0.08	XF	191,300	333,500	524,800	524,800	410,000 11/01/2019		15	2	1,925	1	1900	C	GD	22%			1.00
1-41-0	10 ELMWOOD RD	1	101	0.09	EG	275,600	323,700	599,300	599,300	150,000 05/03/1993		15	1T	1,439	1	1900	C	GD	22%			1.00
14-105-0	32 BARNSTABLE ST	1	101	0.12	EB	265,400	274,000	539,400	539,400	07/26/1976		15	2	1,404	1	1900	C	AG	27%			1.00
14-128-0	14 PLYMOUTH AV	1	101	0.11	EB	263,100	339,400	602,500	602,500	1 01/15/2019	A	15	2A	1,618	1	1900	C	GD	22%			1.00
14-2-0	72 STETSON AV	1	101	0.12	XG	242,000	302,900	544,900	544,900	1 07/28/1995	F	15	2	1,609	1	1900	C	GD	22%		5%	1.00
1-43-0	16 ELMWOOD RD	1	101	0.09	EG	275,500	396,500	672,000	672,000	566,000 01/22/2019		15	1T	1,680	1	1900	C	GV	16%			1.00
1-44-0	20 ELMWOOD RD	1	101	0.09	EG	277,400	267,700	545,100	545,100	100 09/02/2020	A	15	2	1,354	1	1900	C	AV	32%			1.00
14-41-1	141 143 STETSON AV	1	102	0.00	CD	0	462,500	462,500	462,500	310,000 04/11/2005		99	1	1,695	1	1900	B-	GD	22%			1.00
14-41-2	141 143 STETSON AV	1	102	0.00	CD	0	483,100	483,100	483,100	295,000 04/30/2014		99	1	1,695	1	1900	B-	GD	22%			1.00
14-47-0	125 STETSON AV	1	101	0.09	XG	227,700	268,600	496,300	496,300	10 11/30/2022		15	1T	1,459	1	1900	C	AV	32%			1.00
14-48-121	121 123 STETSON AV	1	102	0.00	CD	0	360,400	360,400	360,400	345,000 04/16/2021		99	2	1,052	1	1900	C+	GV	16%			1.00
14-48-123	121 123 STETSON AV	1	102	0.00	CD	0	380,300	380,300	380,300	219,900 09/19/2003		99	2	1,276	1	1900	C+	GV	16%			1.00
14-51-0	111 STETSON AV	1	104	0.13	XG	245,400	442,000	687,400	687,400	1 11/17/2021	F	12	2A	1,975	2	1900	C	GD	22%			1.00
14-57-0	87 STETSON AV	1	101	0.12	XG	242,800	319,900	562,700	562,700	229,900 07/26/1999		15	2	1,316	1	1900	C	GD	22%			1.00
14-59-0	79 STETSON AV	1	101	0.12	XG	242,800	280,000	522,800	522,800	270,000 12/13/2019	O	15	1T	1,326	1	1900	C	GD	22%			1.00
1-46-0	38 THOMAS RD	1	101	0.07	EG	264,200	320,900	585,100	585,100	399,500 03/16/2007		15	1T	1,321	1	1900	C	GD	22%			1.00
14-63-0	63 STETSON AV	1	101	0.13	XG	244,000	286,000	530,000	530,000	340,000 12/13/2013		15	2	1,839	1	1900	C	AV	32%			1.00
14-64-0	18 FRANKLIN AV	1	101	0.12	EB	265,400	233,100	498,500	498,500	515,000 05/05/2021		15	1T	1,244	1	1900	C	AG	27%			1.00

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---				E S/O	Ratio
14-65-0	20 FRANKLIN AV	1	101	0.09	EB	253,700	268,800	522,500	522,500	695,000	05/31/2023		15	2	1,284	1	1900	C	AV	32%				1.00
14-67-0	32 FRANKLIN AV	1	104	0.10	EB	256,800	400,900	657,700	657,700	315,000	11/30/2001		13	2A	2,401	2	1900	C	AV	32%				1.00
1-48-0	48 THOMAS RD	1	101	0.12	EG	292,900	361,600	654,500	654,500	235,000	01/29/1999		15	2A	2,252	1	1900	C	GD	22%				1.00
14-9-0	100 STETSON AV	1	104	0.13	XG	243,900	389,500	633,400	633,400	1	03/25/1998	A	12	2	1,763	2	1900	C	GD	22%		5%		1.00
1-57-0	21 SHAW RD	1	101	0.17	EG	316,400	428,700	745,100	745,100	493,050	07/22/2008		15	2H	2,293	1	1900	C+	GD	22%				1.00
1-58-0	25 SHAW RD	1	101	0.15	EG	305,000	322,100	627,100	627,100		12/27/1972		15	2A	2,281	1	1900	C	AV	32%				1.00
16-100-0	7 BANKS TR	1	101	0.19	EG	331,000	282,700	613,700	613,700	410,000	08/09/2004		15	1T	1,314	1	1900	C	AG	27%				1.00
16-107-0	98 BANKS RD	1	101	0.13	EG	294,500	502,000	796,500	796,500	375,000	07/31/2000		15	2A	2,165	1	1900	C+	VG	11%				1.00
16-13-0	1 BANKS CR	1	101	0.11	EG	284,000	331,900	615,900	615,900		08/13/1976		15	2	1,946	1	1900	C	GD	22%				1.00
16-18-0	94 WALKER RD	1	101	0.16	EG	315,500	321,300	636,800	636,800	326,000	11/27/2002	G	15	2A	2,030	1	1900	C+	AV	32%				1.00
16-23-0	40 BANKS RD	1	101	0.24	EG	354,600	407,400	762,000	762,000		01/03/1974		15	2A	1,998	1	1900	C	VG	11%				1.00
1-63-0	60 ANDREW RD	1	101	0.13	XA	211,200	418,400	629,600	629,600	574,000	05/15/2020		15	2A	2,359	1	1900	C+	GD	22%				1.00
16-34-0	91 FARRAGUT RD	1	101	0.12	EG	289,700	482,100	771,800	771,800	100	06/01/2020	A	15	2A	1,938	1	1900	C+	VG	11%				1.00
1-65-0	46 ANDREW RD	1	101	0.12	EG	293,600	359,600	653,200	653,200	1	02/18/2015	A	15	2A	2,129	1	1900	C+	AG	27%				1.00
16-52-0	68 WALKER RD	1	101	0.18	EG	323,700	554,400	878,100	878,100	756,000	10/22/2020		15	2A	2,279	1	1900	C+	VG	11%				1.00
16-63-0	37 DEVENS RD	1	101	0.20	EG	335,400	385,400	720,800	720,800		12/21/1983		15	2A	1,971	1	1900	C	GD	22%				1.00
16-66-0	17 DEVENS RD	1	101	0.35	EG	416,800	487,000	903,800	903,800	550,000	01/18/2013		15	2A	2,514	1	1900	C+	GD	22%				1.00
16-92-0	50 BANKS TR	1	101	0.28	EG	376,000	343,600	719,600	719,600	637,000	06/08/2020		15	1T	1,643	1	1900	C	GD	22%				1.00
16-94-0	31 BANKS TR	1	101	0.15	EG	306,500	280,400	586,900	586,900	515,000	07/20/2018		2	1A	1,557	1	1900	C	GD	22%				1.00
16-98-0	15 BANKS TR	1	101	0.12	EG	261,000	336,000	597,000	597,000	440,500	02/24/2020	O	15	1T	1,176	1	1900	C	GD	22%				1.00
17-29-0	299 SALEM ST	1	326	2.29	CE	3,586,100	207,500	3,793,600	3,793,600	1	01/23/1998	F	74	2	24,621	4	1900	C	DL	70%		80%		1.00
17A-125-0	14 ONE SALEM ST	1	101	0.46	SS	432,200	1,008,200	1,440,400	1,440,400	1	04/07/2006	A	6	2	8,743	1	1900	B+	GD	22%				1.00
1-86-0	8 HARDY RD	1	101	0.09	EV	273,500	464,500	738,000	738,000	700,000	10/22/2020		15	2A	2,096	1	1900	C	GV	16%				1.00
19-107-0	444 HUMPHREY ST	1	031	0.53	CV	941,100	628,200	1,569,300	1,569,300	1	05/03/2002	F	62	3	8,674	7	1900	C+	GD	29%				1.00
19-109B-0	434 440 HUMPHREY ST	1	340	0.09	CV	488,400	678,500	1,166,900	1,166,900	1,250,000	12/30/2021		71	2	6,719	8	1900	B	GV	25%				1.00
19-156-0	496 HUMPHREY ST	1	104	0.14	XA	214,600	315,100	529,700	529,700	1	06/25/2012	A	12	2	1,818	2	1900	C	AV	32%				1.00
19-165-0	17 CEDAR HILL TR	1	101	0.13	OA	270,900	321,000	591,900	591,900	1	09/21/2015	A	15	2A	2,005	1	1900	C+	AV	32%				1.00
19-278A-0	391 HUMPHREY ST	1	931	0.73	OD	1,339,300	1,202,200	2,541,500	2,541,500				15	2A	6,006	1	1900	B+	VG	11%				1.00
1-95-0	39 ELMWOOD RD	1	101	0.06	EG	261,300	277,200	538,500	538,500	165,000	03/26/1992		15	2	1,394	1	1900	C	AG	27%		5%		1.00
19-77-0	28 GREENWOOD TR	1	101	0.15	EG	305,700	410,400	716,100	716,100		08/06/1976		15	2A	2,296	1	1900	C+	GD	22%				1.00
20-137-0	33 MILLETT RD 1	1	102	0.00	CD	0	563,000	563,000	563,000	450,000	09/28/2017		99	2A	1,471	1	1900	C+	VG	11%				1.00
20-137A-0	35 MILLETT RD	1	102	0.00	CD	0	549,100	549,100	549,100	170,000	05/01/1996		99	2A	1,471	1	1900	C+	VG	11%				1.00
20-144-0	2 BAY VIEW DR	1	101	0.14	OG	328,500	732,100	1,060,600	1,060,600	870,000	10/20/2017		15	2	3,082	2	1900	B-	VG	11%				1.00
20-50-0	76 OCEAN VIEW RD	1	101	0.45	OA	428,000	662,000	1,090,000	1,090,000	1	06/19/2015	J	15	2A	4,157	1	1900	B	GD	22%				1.00
20-53A-0	22 PLEASANT ST	1	101	0.10	XG	230,800	278,400	509,200	509,200	215,100	06/15/2000		15	1T	1,400	1	1900	C	AG	27%				1.00
20-57-0	610 HUMPHREY ST	1	105	0.27	XA	239,000	426,300	665,300	665,300	360,000	10/04/2013		13	3	3,339	3	1900	C	FA	37%				1.00
20-57A-0	602 HUMPHREY ST	1	101	0.36	XA	269,100	303,700	572,800	572,800		07/23/1976		15	1T	1,450	1	1900	C	AG	27%				1.00
20-93-0	8 ARBUTUS RD	1	101	0.10	EG	282,600	291,800	574,400	574,400		11/23/1977		6	2A	1,816	1	1900	C	AV	32%				1.00
20-96-0	14 ARBUTUS RD	1	101	0.10	EG	282,600	333,100	615,700	615,700		06/30/1977		15	2	1,539	1	1900	C	GD	22%				1.00
21-12-0	80 PURITAN RD	1	104	0.16	OG	355,500	694,800	1,050,300	1,050,300	700,000	06/29/2017		12	2A	2,940	2	1900	B	GV	16%				1.00

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21-16-0	55 PURITAN RD	1	105	0.10	OD	611,600	492,400	1,104,000	1,104,000	360,000	10/29/2009	A	13	3	4,023	3	1900	C+	FA	37%				1.00
21-16A-1	57 PURITAN RD 1	1	102	0.00	57P	0	1,189,900	1,189,900	1,189,900	1	10/09/2015	A	99	3	2,270	1	1900	B-	VG	11%			0%	1.00
21-16A-2	57 PURITAN RD 2	1	102	0.00	57P	0	589,700	589,700	589,700	1	10/09/2015	A	99	2	1,009	1	1900	B-	VG	11%			0%	1.00
21-18-0	69 PURITAN RD	1	101	0.38	OD	936,900	499,300	1,436,200	1,436,200	1	02/03/2017	F	15	2A	3,368	1	1900	B-	AV	32%				1.00
21-21-0	75 PURITAN RD	1	104	0.20	OD	730,100	566,100	1,296,200	1,296,200	1	12/07/2022		12	2T	2,645	2	1900	C+	GD	22%			0%	1.00
2-130-0	11 HUMPHREY TR	1	101	0.12	OG	333,000	635,000	968,000	968,000	100	01/17/2020	A	15	2	2,533	1	1900	C+	EX	3%				1.00
2-132-0	8 HUMPHREY TR	1	104	0.09	OG	317,100	560,600	877,700	877,700	539,000	09/30/2013		13	2T	3,276	2	1900	C	GD	22%				1.00
2-145-0	248 260 HUMPHREY ST	1	326	0.14	CV	480,400	457,100	937,500	937,500	2,255,000	10/30/2018	V	74	1	4,200	2	1900	C	GD	29%				1.00
2-146-0	242 246 HUMPHREY ST	1	013	0.09	CV	482,400	777,100	1,259,500	1,259,500	910,000	03/28/2007		62	3	7,932	10	1900	C+	AG	32%				1.00
21-47-0	8 COMMONWEALTH AV	1	104	0.09	EG	277,100	394,100	671,200	671,200	585,000	08/26/2019		13	2A	2,706	2	1900	C	AV	32%				1.00
21-54-0	16 COMMONWEALTH AV	1	104	0.07	EG	266,600	382,200	648,800	648,800	1	08/08/2022		13	2A	2,314	1	1900	C	AV	32%				1.00
2-160-0	43 REDINGTON ST	1	101	0.10	EG	280,900	349,700	630,600	630,600	100	07/07/1999	A	15	1T	1,778	2	1900	C	GD	22%				1.00
21-7-0	11 13 SCULPIN WY	1	104	0.05	EG	255,600	377,700	633,300	633,300	260,000	06/02/2017	H	13	2A	2,202	2	1900	C	AV	32%				1.00
21-71-0	84 PURITAN RD	1	101	0.08	OG	310,200	312,300	622,500	622,500	203,000	05/24/1999		15	2	1,231	1	1900	C	GD	22%				1.00
2-172-0	218 HUMPHREY ST	1	031	0.10	CV	498,700	558,700	1,057,400	1,057,400	100	09/18/2017	F	52	2	4,980	4	1900	C+	AG	27%			10%	1.00
2-172A-0	6 BLANEY ST	1	104	0.05	EG	239,900	260,000	499,900	499,900	100	09/18/2017	F	12	2	1,440	2	1900	C	AV	32%			5%	1.00
2-174-0	208 HUMPHREY ST	1	013	0.08	CV	416,400	286,400	702,800	702,800	225,000	08/01/1996	O	52	2	2,116	4	1900	D	AV	32%				1.00
2-175-0	202 HUMPHREY ST	1	013	0.08	CV	426,600	358,600	785,200	785,200	230,000	06/10/1996		52	2H	2,970	4	1900	C	AV	32%				1.00
2-177-0	174 HUMPHREY ST	1	961	0.50	OE	1,697,600	2,090,600	3,788,200	3,788,200	100	05/26/2021	K	15	2H	20,153	2	1900	B+	VG	11%				1.00
2-179-0	146 162 HUMPHREY ST	1	325	0.20	CV	681,900	922,200	1,604,100	1,604,100	2,255,000	10/30/2018	V	62	2	9,173	11	1900	B	GD	29%				1.00
2-18-0	76 REDINGTON ST	1	104	0.11	EG	286,400	594,200	880,600	880,600	1	10/15/2020	A	13	2A	2,639	2	1900	C	VG	11%				1.00
2-181-1	11 REDINGTON ST	1	102	0.00	CD	0	345,700	345,700	345,700	1	07/27/2022		99	2A	1,026	1	1900	C+	GD	22%				1.00
2-181-2	11 REDINGTON ST	1	102	0.00	CD	0	447,200	447,200	447,200	240,000	07/18/2008	N	99	2A	1,700	1	1900	C+	GD	22%				1.00
21-9-0	37 SCULPIN WY	1	104	0.13	EG	296,200	516,300	812,500	812,500	301,000	08/24/2001		12	2	2,696	2	1900	C	VG	11%				1.00
2-203-0	1 BLANEY CR	1	101	0.10	EG	282,700	291,100	573,800	573,800	10	11/16/1994	A	6	2	1,537	1	1900	C	GD	22%			5%	1.00
23-8-0	36 GLEN RD	1	101	0.24	EG	354,500	224,500	579,000	579,000	174,000	11/26/1996		15	1T	1,163	1	1900	C	FA	37%				1.00
23-9-0	29 GLEN RD	1	104	0.15	EA	217,800	351,600	569,400	569,400	696,000	09/01/2021	O	12	2H	2,160	2	1900	C	AV	32%			0%	1.00
24-17-0	282 PURITAN RD	1	101	0.40	OG	505,000	330,200	835,200	826,600	1	05/14/2002	A	6	2A	3,665	1	1900	B	FR	42%	20%			1.01
24-18-0	300 PURITAN RD	1	101	1.00	OG	696,400	984,400	1,680,800	1,680,800	10	10/08/2021	A	6	2	6,303	1	1900	A-	AV	32%				1.00
24-19-0	29 PURITAN LN	1	101	0.29	OG	434,300	721,700	1,156,000	1,156,000	1	07/22/2022		15	2	3,725	1	1900	B	GV	16%				1.00
24-23-0	32 PURITAN LN	1	101	0.66	OG	595,800	394,400	990,200	990,200	749,900	06/08/2017		6	2	2,358	1	1900	C	GD	22%				1.00
24-29-0	24 LODGE RD	1	101	0.18	EG	324,000	352,600	676,600	676,600	460,000	08/21/2015		2	1HST	2,321	1	1900	C	AG	27%				1.00
25-3-0	655 HUMPHREY ST	1	013	0.13	XA	210,200	305,800	516,000	516,000	1	05/22/2023		52	2	1,714	2	1900	C	AV	32%				1.00
25-35-0	13 15 HEMENWAY RD	1	104	0.11	EG	288,800	410,100	698,900	698,900	100	01/30/2017	A	13	2	2,256	2	1900	C	AG	27%				1.00
25-4-0	8 BATES RD	1	104	0.11	EG	288,800	444,400	733,200	733,200	1	01/25/2018	A	13	2A	1,844	1	1900	C	GD	22%				1.00
25-40-0	424 PURITAN RD	1	101	0.51	OG	570,500	569,500	1,140,000	1,140,000	550,000	10/15/2009		6	2	4,716	1	1900	C+	GD	22%				1.00
25-46-0	416 PURITAN RD	1	101	0.45	OG	532,700	729,200	1,261,900	1,261,900	1,137,000	12/01/2020		15	2	3,122	1	1900	B-	VG	11%				1.00
2-55-0	17 KING ST	1	104	0.24	EG	355,200	416,200	771,400	771,400		10/20/1983		12	2H	2,089	2	1900	C	GD	22%				1.00
2-57A-0	33 KING ST	1	104	0.08	EG	269,400	374,700	644,100	644,100	289,900	12/23/2013	S	12	1T	1,570	2	1900	C	GD	22%				1.00
25-83-0	75 BATES RD	1	101	0.15	EV	308,400	304,300	612,700	612,700	1	12/31/2019		15	2	1,593	1	1900	C	GD	22%				1.00

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27-125-0	6 ALLEN RD	1	101	0.29	XV	325,800	828,600	1,154,400	1,154,800	830,000	07/12/2017		6	2A	4,066	1	1900	B+	GD 22%					1.00
27-162-0	23 SUMNER ST	1	101	0.20	MV	350,500	812,000	1,162,500	1,162,500	1	04/26/2022		15	2	4,486	2	1900	B+	GD 22%					1.00
27-44-0	974 HUMPHREY ST	1	101	0.12	XV	248,100	311,000	559,100	559,100	10	11/17/2021	A	15	1T	1,511	1	1900	C	GD 22%					1.00
27-58-0	55 CROSMAN AV	1	101	0.17	MV	337,600	398,000	735,600	735,600	421,000	11/20/2012		15	1T	1,933	1	1900	C+	GD 22%					1.00
27-78-0	267 R HUMPHREY ST	1	104	0.09	XV	99,900	72,800	172,700	172,700	100	10/19/2011	F	12	1T	1,938	2	1900	C	AG 27%			80%		1.00
27-8-0	35 HARRISON AV	1	101	0.17	MV	337,500	269,500	607,000	607,000	211,000	05/30/1997		15	1T	1,209	1	1900	C	AG 27%					1.00
27-9-0	39 HARRISON AV	1	101	0.10	MV	294,700	414,600	709,300	709,300	730,000	05/27/2021		15	1T	1,303	1	1900	C+	VG 11%					1.00
28-1-0	2 MORTON RD	1	101	0.18	XV	277,800	590,800	868,600	868,600	1	11/17/2021	A	15	1H	2,983	1	1900	C+	VG 11%					1.00
2-81-0	81 KING ST	1	101	0.17	EG	318,100	334,800	652,900	652,900	565,000	11/13/2019		15	2A	1,771	1	1900	C	AG 27%			0%		1.00
28-44A-0	29 MANTON RD	1	101	0.23	EE	349,000	572,500	921,500	921,500	286,667	01/29/1996		15	2	2,724	1	1900	B	GD 22%					1.00
28-50-0	30 MANTON RD	1	101	0.36	EE	420,600	692,200	1,112,800	1,112,800	655,000	08/29/2001		15	2A	3,298	1	1900	B+	GD 22%					1.00
28-58-0	45 BEACH BLUFF AV	1	101	0.32	EE	396,300	600,800	997,100	997,100	1	04/05/2001	A	15	2A	2,747	1	1900	B+	GD 22%					1.00
28-60-0	1093 HUMPHREY ST	1	101	0.12	XV	251,400	416,800	668,200	668,200	779,000	07/25/2022		15	2A	1,980	1	1900	B-	AG 27%					1.00
28-69-0	11 CLARKE RD	1	101	0.13	EE	299,200	566,300	865,500	865,500	565,000	08/21/2007		15	1T	2,286	1	1900	B	GD 22%					1.00
29-2-0	34 ATLANTIC AV	1	101	0.52	XE	461,700	615,800	1,077,500	1,077,500	1	04/11/2014	A	6	2A	3,672	1	1900	B	GD 22%			0%		1.00
29-3-0	44 ATLANTIC AV	1	101	0.69	XE	544,100	1,788,300	2,332,400	2,332,400	350,000	01/21/1997	O	6	2A	5,571	1	1900	A+	EX 2%					1.00
29-31-0	66 PHILLIPS AV	1	101	0.68	EE	589,900	1,053,200	1,643,100	1,643,100	100	09/18/2018	A	6	2H	5,478	1	1900	A-	GD 22%					1.00
29-37-0	925 HUMPHREY ST	1	101	0.20	XV	287,000	379,200	666,200	666,200	399,900	07/02/2003		15	1T	1,916	1	1900	B-	AG 27%					1.00
29-38-0	933 HUMPHREY ST	1	101	0.26	XV	313,700	450,500	764,200	764,200	458,000	04/23/2015		6	2A	2,286	1	1900	C+	GV 16%					1.00
29-39-0	941 HUMPHREY ST	1	101	0.24	XV	307,000	408,100	715,100	715,100	463,000	10/14/2016		15	2	1,803	1	1900	C+	GD 22%					1.00
29-6-0	48 ATLANTIC AV	1	101	1.04	XE	562,400	1,145,200	1,707,600	1,707,600	1	01/11/2018	A	6	2H	4,617	1	1900	A	VG 11%					1.00
3-10-0	1 HURON ST	1	104	0.11	EF	184,200	364,300	548,500	548,500	225,000	09/28/2000		13	2A	2,244	2	1900	C	AV 32%					1.00
3-101-101	0143 BURRILL ST	1	102	0.00	BS	0	292,100	292,100	292,100	300,000	04/16/2010	F	99	2H	904	1	1900	B	VG 11%					1.00
3-101-102	0143 BURRILL ST	1	102	0.00	BS	0	278,100	278,100	278,100	194,000	02/07/2018	E	99	2H	1,162	1	1900	B	VG 11%					1.00
3-101-103	0143 BURRILL ST	1	102	0.00	BS	0	425,300	425,300	425,300	350,000	03/18/2016		99	2H	1,302	1	1900	B	VG 11%					1.00
3-101-201	0143 BURRILL ST	1	102	0.00	BS	0	548,600	548,600	548,600	254,000	08/22/2014	O	99	2H	2,477	1	1900	B	VG 11%					1.00
3-101-202	0143 BURRILL ST	1	102	0.00	BS	0	433,100	433,100	433,100	387,500	09/28/2017		99	2H	1,025	1	1900	B	VG 11%					1.00
3-101-203	0143 BURRILL ST	1	102	0.00	BS	0	477,600	477,600	477,600	365,000	02/26/2016		99	2H	1,605	1	1900	B	VG 11%					1.00
3-101-301	0143 BURRILL ST	1	102	0.00	BS	0	541,300	541,300	541,300	430,000	10/21/2016		99	2H	2,477	1	1900	B	VG 11%					1.00
3-101-302	0143 BURRILL ST	1	102	0.00	BS	0	483,700	483,700	483,700	444,000	01/31/2020		99	2H	1,681	1	1900	B	VG 11%					1.00
3-118A-0	185 BURRILL ST	1	101	0.10	EF	190,300	233,500	423,800	423,800	569,000	07/18/2022		15	2	1,111	1	1900	C	AV 32%					1.00
31-2-0	102 BELLEVUE RD	1	101	0.30	EE	357,100	699,100	1,056,200	1,056,200	100	12/07/2016	A	6	2H	2,783	1	1900	B	VG 11%					1.00
3-125-0	34 PARADISE RD	1	101	0.07	XF	187,900	284,300	472,200	472,200	250,000	08/15/2013		15	1T	1,310	1	1900	C	AG 27%					1.00
31-26-0	135 BEACH BLUFF AV	1	101	0.91	EE	606,400	779,100	1,385,500	1,385,500	1	02/04/2016	A	15	2	3,282	1	1900	B+	VG 11%					1.00
3-129-0	14 NORFOLK AV	1	101	0.12	XG	240,000	422,100	662,100	662,100	700,000	12/01/2021		15	2A	1,693	1	1900	C	VG 11%					1.00
31-33-0	35 LINCOLN CR	1	101	0.81	EE	601,100	934,000	1,535,100	1,535,100	1,080,000	11/04/2016	V	15	2A	3,594	1	1900	B+	VG 11%					1.00
31-38-0	179 BEACH BLUFF AV	1	101	0.92	EE	607,100	1,045,800	1,652,900	1,652,900	100	01/04/2021	F	15	2H	3,972	1	1900	A	AG 27%					1.00
3-138-0	44 NORFOLK AV	1	101	0.12	XG	239,800	336,700	576,500	576,500	1	02/22/2007	A	15	2A	1,949	1	1900	C	GD 22%					1.00
3-13C-1	5 ERIE ST	1	102	0.00	CD	0	353,700	353,700	353,700	420,000	07/15/2022		99	2	1,140	1	1900	C+	GV 16%					1.00
3-13C-2	5 ERIE ST	1	102	0.00	CD	0	367,400	367,400	367,400	390,000	08/30/2021		99	2	1,303	1	1900	C+	GV 16%					1.00

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3-141-0	21 MIDDLESEX AV	1	101	0.07	XG	217,800	427,000	644,800	644,800	392,000	03/25/2011		15	2A	1,596	1	1900	C+	GV 16%					1.00
3-146-0	15 17 NORFOLK AV	1	104	0.12	XG	239,600	544,500	784,100	784,100	1	06/14/2013	F	13	2A	2,970	2	1900	C	GD 22%					1.00
31-5-0	74 BEACH BLUFF AV	1	101	0.81	EE	601,300	1,048,300	1,649,600	1,649,600	1	11/06/2012	A	15	2H	5,862	1	1900	A	GD 22%					1.00
3-150-0	33 NORFOLK AV	1	101	0.11	XG	239,300	342,800	582,100	582,100	10	11/29/2022		15	2A	1,755	1	1900	C	GD 22%					1.00
3-151-0	37 NORFOLK AV	1	101	0.11	XG	239,300	361,700	601,000	601,000	10	06/24/2016	J	15	2	1,861	1	1900	C	GD 22%					1.00
3-157-0	33 MIDDLESEX AV	1	101	0.05	EB	234,700	278,300	513,000	513,000	178,000	08/20/1998		15	2	1,393	1	1900	C	AG 27%					1.00
3-158-0	2 BERKSHIRE ST	1	101	0.14	EB	277,200	570,700	847,900	847,900	1	06/08/2021	A	15	2H	3,028	1	1900	C	GD 22%					1.00
3-160-0	10 BERKSHIRE ST	1	101	0.12	EB	264,300	469,600	733,900	733,900	729,000	11/09/2020		15	2A	2,039	1	1900	C	VG 11%					1.00
3-161-0	14 BERKSHIRE ST	1	101	0.11	EB	264,000	291,700	555,700	555,700	10	09/25/2001	A	15	1T	1,308	1	1900	C	AG 27%					1.00
3-163-0	22 BERKSHIRE ST	1	101	0.11	EB	264,000	410,700	674,700	674,700	425,000	01/27/2017		15	2A	1,707	1	1900	C	GV 16%			0%		1.00
3-188-0	66 68 NEW OCEAN ST	1	104	0.09	XF	167,800	372,400	540,200	540,200	1	01/30/1995	F	13	2A	2,732	2	1900	C	AG 27%			15%		1.00
31-91-0	25 LINCOLN CR	1	101	0.65	EE	573,700	783,600	1,357,300	1,357,300	1,660,000	10/17/2022		6	2	3,740	1	1900	B+	VG 11%					1.00
31-92-0	23 LINCOLN CR	1	101	0.50	EE	493,800	1,103,300	1,597,100	1,597,100	1,300,000	03/26/2020	O	6	2H	4,069	1	1900	A	VG 11%					1.00
31-9G-0	150 BEACH BLUFF AV	1	101	0.69	EE	595,300	405,500	1,000,800	1,000,800	725,000	03/31/2005		15	1	2,179	1	1900	B-	GD 22%					1.00
33-11-0	93 ATLANTIC AV	1	101	1.09	XE	565,000	1,238,000	1,803,000	1,803,000	950,000	12/01/2000		6	2H	7,779	1	1900	A+	GD 22%					1.00
3-44-0	80 PINE ST	1	101	0.07	EF	189,600	266,100	455,700	455,700	490,000	09/14/2021		15	1T	883	1	1900	C	AG 27%					1.00
3-45-0	1 LOMBARD TR	1	101	0.05	EF	171,300	310,500	481,800	481,800	249,900	11/30/2012		15	2	1,254	1	1900	C	GD 22%					1.00
35-21-0	38 GALE RD	1	101	0.43	OV	523,500	641,500	1,165,000	1,165,000	875,000	05/17/2018		15	2A	2,816	1	1900	B	GD 22%					1.00
35-58-0	437 PURITAN RD	1	101	0.79	OG	651,400	776,100	1,427,500	1,427,500	1,210,000	04/30/2020		15	2H	3,925	1	1900	A-	AG 27%					1.00
3-61-0	56 58 NEW OCEAN ST	1	105	0.11	XF	202,700	541,400	744,100	744,100	10	05/10/2021	A	13	3	3,792	3	1900	C	GD 22%					1.00
3-61A-0	62 NEW OCEAN ST	1	104	0.12	XF	207,200	490,800	698,000	698,000	1	10/08/2020	A	13	2A	2,750	2	1900	C	GD 22%					1.00
36-23-0	48 WINSHAW RD	1	101	0.23	OV	376,600	441,300	817,900	817,900	655,000	06/14/2019		6	2	2,938	1	1900	B	AG 27%			10%		1.00
36-59-0	27 LITTLES POINT RD	1	106	0.20	OV	39,800	69,100	108,900	108,900	1	08/06/2015	A	30	2	1,824	1	1900	C	GD 29%					1.00
3-69-0	73 PINE ST	1	101	0.11	EF	205,200	273,500	478,700	478,700		06/01/1989	A	15	1T	1,373	1	1900	C	AV 32%					1.00
4-10-0	59 FARRAGUT RD	1	101	0.23	EG	348,500	453,900	802,400	802,400	1	03/10/2023		15	2A	2,450	1	1900	B-	GD 22%					1.00
4-100-0	22 DEVENS RD	1	101	0.09	EG	274,900	474,200	749,100	749,100		05/27/1987		15	2A	2,319	1	1900	C+	GD 22%					1.00
4-102-0	121 REDINGTON ST	1	101	0.10	EG	278,500	402,800	681,300	681,300	780,000	09/16/2022		15	2A	1,686	1	1900	C+	GD 22%					1.00
4-105A-0	68 KING ST	1	104	0.07	EG	265,200	407,700	672,900	672,900	242,000	10/06/2000		13	2H	2,600	2	1900	C	AV 32%					1.00
4-109-0	76 KING ST	1	101	0.12	EG	292,300	274,700	567,000	567,000	395,000	01/06/2004		15	1T	1,290	1	1900	C	AG 27%					1.00
4-115-0	125 REDINGTON ST	1	101	0.16	EG	315,100	381,800	696,900	696,900	645,100	05/28/2021	O	15	2A	2,146	1	1900	C	AG 27%					1.00
4-126-0	179 REDINGTON ST	1	101	0.09	EG	274,300	393,200	667,500	667,500	502,000	06/29/2017		15	2A	1,837	1	1900	C	GD 22%					1.00
4-130-0	124 GREENWOOD AV	1	101	0.15	EG	305,300	314,500	619,800	619,800	430,000	08/17/2010		15	2A	1,844	1	1900	C	AG 27%					1.00
4-132-0	108 GREENWOOD AV	1	101	0.18	EG	322,400	417,300	739,700	739,700	518,000	10/30/2015		15	2A	2,256	1	1900	C	GV 16%					1.00
4-134-0	96 GREENWOOD AV	1	101	0.13	EG	283,000	203,200	486,200	510,600	1	05/18/1990	A	2	1T	1,598	1	1900	C	FR 42%					0.95
4-135-0	94 GREENWOOD AV	1	104	0.25	EG	362,600	440,000	802,600	802,600	400,000	10/04/2018	A	13	2A	2,854	2	1900	C	AV 32%					1.00
4-137-0	84 GREENWOOD AV	1	104	0.27	EG	370,800	548,000	918,800	918,800	575,000	10/11/2016		13	2H	2,987	2	1900	C+	GD 22%					1.00
4-14-0	9 GRANT RD	1	102	0.00	CD	0	409,200	409,200	409,200	1	09/18/2019		99	2A	1,130	1	1900	C+	GD 22%					1.00
4-14A-0	7 GRANT RD	1	102	0.00	CD	0	466,600	466,600	466,600	210,000	06/10/2013		99	2A	1,764	1	1900	C+	GD 22%					1.00
4-15-0	11 GRANT RD	1	101	0.15	EG	308,900	343,400	652,300	652,300		02/15/1977		15	2H	2,037	1	1900	C+	AG 27%					1.00
4-16-0	31 33 GRANT RD	1	105	0.15	EG	307,300	550,500	857,800	857,800	1	04/27/2009	A	13	2H	3,050	3	1900	C+	GD 22%					1.00

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4-18-0	39 GRANT RD	1	101	0.12	EG	294,200	404,700	698,900	698,900	475,000	04/20/2007		15	2A	1,955	1	1900	C+	GV	16%				1.00
4-23-0	33 OUTLOOK RD	1	101	0.27	EV	368,900	624,800	993,700	993,700	725,000	04/17/2002		15	2A	2,844	1	1900	B-	VG	11%				1.00
4-30-0	42 WALKER RD	1	101	0.23	EG	348,100	650,600	998,700	998,700	1	03/07/2019	A	6	2A	4,225	1	1900	B+	AG	27%				1.00
4-36-0	20 WALKER RD	1	101	0.14	EG	288,800	607,400	896,200	896,200	645,000	06/20/2018	O	15	2H	3,658	1	1900	B	AG	27%				1.00
4-4-0	25 FARRAGUT RD	1	101	0.21	EG	337,600	469,800	807,400	807,400	1,000,000	09/15/2022		15	2A	2,120	1	1900	C+	VG	11%				1.00
4-53-0	114 ELMWOOD RD	1	101	0.14	EG	302,100	537,500	839,600	839,600	475,000	09/03/2003		15	2A	2,296	1	1900	B	GD	22%				1.00
4-58-0	144 ELMWOOD RD	1	101	0.09	EG	261,100	317,400	578,500	578,500	440,000	08/24/2017		15	2	1,594	1	1900	B-	AV	32%				1.00
4-59-0	156 ELMWOOD RD	1	101	0.21	EG	339,600	373,700	713,300	713,300	460,000	12/31/2014		15	2H	2,194	1	1900	C+	AV	32%		0%		1.00
4-6-0	33 FARRAGUT RD	1	101	0.19	EG	313,700	494,100	807,800	807,800	1	02/11/2022		15	2A	2,050	1	1900	C+	GV	16%				1.00
4-62-0	25 SHERIDAN RD	1	101	0.45	EG	468,300	513,700	982,000	982,000	298,000	01/30/1996	O	15	2A	2,977	1	1900	C+	GD	22%				1.00
4-68-0	6 SHERIDAN TR	1	101	0.14	EG	302,400	365,500	667,900	667,900	100	05/16/2019	A	15	2A	2,084	1	1900	C	GD	22%				1.00
4-82-0	24 MAPLEDALE PL	1	101	0.10	EG	278,900	478,500	757,400	757,400	801,750	05/18/2021		15	2	1,615	1	1900	C	VG	11%		0%		1.00
4-89-0	19 MAPLEDALE PL	1	101	0.09	EG	277,400	338,900	616,300	616,300	346,000	06/10/2011		15	2A	1,519	1	1900	C	AV	32%				1.00
4-9-0	53 FARRAGUT RD	1	101	0.23	EG	351,800	364,400	716,200	716,200	735,000	04/28/2021		15	2A	2,229	1	1900	C	AV	32%				1.00
4-93-0	138 REDINGTON ST	1	104	0.08	EG	271,900	458,400	730,300	730,300	639,900	08/04/2020		12	3	2,340	2	1900	C	GD	22%				1.00
4-94-0	142 REDINGTON ST	1	101	0.15	EG	306,400	328,100	634,500	634,500	100	08/07/2013	A	15	1T	1,753	1	1900	C	GD	22%				1.00
4-99-1-0	16 DEVENS RD	1	102	0.00	CD	0	492,100	492,100	492,100	10	12/07/2017	A	99	2H	1,674	1	1900	B+	GD	22%				1.00
4-99-2-0	18 DEVENS RD	1	102	0.00	CD	0	530,200	530,200	530,200	10	08/19/2013	A	99	2H	2,020	1	1900	B+	GD	22%				1.00
4-99A-0	20 DEVENS RD	1	104	0.20	EG	315,900	357,200	673,100	673,100	22,000	01/16/1970		12	2A	1,658	2	1900	C+	AV	32%				1.00
5-102-0	92 PARADISE RD	1	101	0.11	XA	206,300	377,800	584,100	584,100	163,000	10/30/1992		15	2A	2,130	1	1900	C	GD	22%				1.00
5-104-0	98 PARADISE RD	1	105	0.13	XA	211,500	531,100	742,600	742,600		07/27/1971		13	2H	3,388	3	1900	C	GD	22%				1.00
5-107-0	116 PARADISE RD	1	101	0.11	XA	206,300	381,900	588,200	588,200	100	12/13/2022		15	2A	1,814	1	1900	C	GD	22%				1.00
5-109-0	4 FARRAGUT RD	1	101	0.21	EG	340,600	550,500	891,100	891,100	10	02/25/2002	A	15	2H	3,068	1	1900	B-	VG	11%				1.00
5-114-0	39 ANDREW RD	1	101	0.18	EG	323,400	531,800	855,200	855,200	875,000	12/01/2021		15	2A	2,382	1	1900	B-	GD	22%				1.00
5-14-0	84 NORFOLK AV	1	104	0.14	XG	252,000	461,900	713,900	713,900	424,000	04/30/2007		13	2	2,424	2	1900	C	GD	22%		5%	0%	1.00
5-152-0	26 STETSON AV	1	101	0.16	XG	260,000	285,000	545,000	545,000	1	09/15/2003	A	15	2	2,135	1	1900	C	AV	32%		5%		1.00
5-165-0	45 STETSON AV	1	101	0.11	XG	237,600	266,500	504,100	504,100	175,000	07/25/1990		15	2A	1,653	1	1900	C	FA	37%				1.00
5-2-0	205 BURRILL ST	1	013	0.03	EF	139,000	221,000	360,000	360,000	389,000	10/20/2017	B	52	2	2,254	2	1900	C	FR	42%				1.00
5-207-0	75 FRANKLIN AV	1	104	0.11	EB	260,600	429,700	690,300	690,300	385,000	08/26/2004		13	2	2,558	2	1900	C	AG	27%				1.00
5-214A-0	133 PARADISE RD	1	101	0.10	XA	190,900	297,200	488,100	488,100	144,000	09/09/1994		15	2	1,133	1	1900	C	GD	22%				1.00
5-224-0	177 PARADISE RD	1	101	0.11	XA	203,900	277,200	481,100	481,100	292,000	05/01/2002		15	2A	1,647	1	1900	C	AV	32%				1.00
5-226-0	36 ELLIS RD	1	101	0.11	EG	286,300	469,300	755,600	755,600	100	02/28/2003	A	15	2A	2,139	1	1900	C	GV	16%				1.00
5-237-0	90 FARRAGUT RD	1	101	0.13	EG	298,900	494,300	793,200	793,200	100	11/21/2017	A	15	2A	2,446	1	1900	C	VG	11%				1.00
5-242-0	211 BURRILL ST	1	104	0.05	EA	172,600	359,900	532,500	532,500	601,000	08/27/2021		13	2	1,932	2	1900	C	AV	32%				1.00
5-26-0	81 NORFOLK AV	1	101	0.17	XG	264,600	296,400	561,000	561,000		01/19/1982		15	2A	2,478	1	1900	C	FA	37%				1.00
5-27-0	89 NORFOLK AV	1	101	0.11	XG	237,300	251,200	488,500	488,500		08/12/1985		15	1T	1,331	1	1900	C	AV	32%		0%		1.00
5-28-0	93 NORFOLK AV	1	101	0.11	XG	237,300	338,100	575,400	575,400		10/10/1986		15	2	1,546	1	1900	C	AG	27%				1.00
5-3-0	8 MIDDLESEX AV	1	101	0.08	XG	223,700	297,500	521,200	521,200	575,000	11/16/2021		15	2	1,559	1	1900	C	AG	27%		0%		1.00
5-31-0	105 NORFOLK AV	1	101	0.11	XG	237,300	345,800	583,100	583,100	100	06/21/2019		15	2	1,388	1	1900	C	GD	22%				1.00
5-33-0	113 NORFOLK AV	1	101	0.11	XG	237,300	325,900	563,200	563,200	400,000	04/22/2005		15	2	1,402	1	1900	C	GD	22%				1.00

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* Land Sale

Parcel ID	Location	C/Code	LUC			Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				
			Acres	NBC															Cn	Ph	F	E	S/O
5-4-0	14 MIDDLESEX AV	1	104	0.10	XG	233,700	388,400	622,100	622,100	1	06/10/2016	A	12	2A	2,384	2	1900	C	GD	22%	0%	1.00	
5-5-0	18 MIDDLESEX AV	1	104	0.08	XG	225,700	421,500	647,200	647,200		11/16/1979		13	2A	1,974	2	1900	C	GD	22%	0%	1.00	
5-53-0	72 MIDDLESEX AV	1	104	0.12	EB	266,500	449,300	715,800	715,800	1	06/23/2011	A	13	2A	2,593	2	1900	C	GD	22%		1.00	
5-56-0	84 MIDDLESEX AV	1	101	0.12	EB	266,500	320,100	586,600	586,600		06/01/1970		15	2A	1,767	1	1900	C	GD	22%		1.00	
5-64-0	51 BERKSHIRE ST	1	101	0.10	EB	258,400	239,500	497,900	497,900	37,500	03/26/2002	H	15	1T	1,215	1	1900	C	AV	32%		1.00	
5-68-0	67 MIDDLESEX AV	1	101	0.12	EB	268,700	475,600	744,300	744,300	630,000	05/21/2021	O	15	1T	2,239	1	1900	C	VG	11%		1.00	
5-7-0	72 NORFOLK AV	1	104	0.06	XG	213,500	389,500	603,000	603,000	1	04/13/2012	H	13	2A	1,845	2	1900	C	GD	22%		1.00	
5-75-0	32 HAMPDEN ST	1	101	0.12	EB	266,300	300,600	566,900	566,900	1	11/18/2003	A	15	2	1,479	1	1900	C	GD	22%		1.00	
5-77-0	40 HAMPDEN ST	1	101	0.09	EB	251,100	328,200	579,300	579,300	560,000	09/02/2022		15	2A	1,720	1	1900	C	GD	22%		1.00	
5-80-0	1 BERKSHIRE ST	1	101	0.19	EB	300,600	488,500	789,100	789,100	850,000	06/01/2021		15	2A	2,372	1	1900	C	GV	16%		1.00	
5-84-0	7 HAMPDEN ST	1	101	0.11	EB	264,000	340,400	604,400	604,400	1	03/23/2000	A	15	2A	1,846	1	1900	C	GD	22%		1.00	
5-86-0	15 HAMPDEN ST	1	101	0.11	EB	264,000	376,200	640,200	640,200	400,000	05/01/2017		15	2A	1,807	1	1900	C	GD	22%		1.00	
5-87-0	17 19 HAMPDEN ST	1	104	0.11	EB	264,000	348,100	612,100	612,100	145,000	09/03/1993		13	2A	2,687	2	1900	C	FR	42%	0%	1.00	
5-89-0	27 HAMPDEN ST	1	101	0.11	EB	264,000	269,200	533,200	533,200				15	2	1,301	1	1900	C	AV	32%		1.00	
5-95-0	5 ELLIS RD	1	101	0.09	EB	251,700	299,000	550,700	550,700	100	08/27/2021	A	15	2A	1,471	1	1900	C	AG	27%		1.00	
6-11A-0	44 MOUNTAIN AV	1	104	0.11	EF	136,900	125,700	262,600	262,600	721,000	12/18/2020	G	13	2A	2,857	2	1900	C	AG	27%	73%	1.00	
6-12-0	38 MOUNTAIN AV	1	101	0.06	EF	84,100	82,100	166,200	166,200	475,000	03/10/2021	G	6	2	2,290	1	1900	C	AV	32%	75%	1.00	
6-170-0	112 ESSEX ST	1	101	0.08	XF	194,000	273,900	467,900	467,900	499,000	01/26/2021		15	2A	1,371	1	1900	C	AG	27%		1.00	
6-183-0	3 CHERRY ST	1	326	0.13	CA	268,000	69,100	337,100	337,100	1	03/19/2010	A	74	1	1,539	1	1900	D-	AV	35%	40%	1.00	
6-2-0	8 COLUMBIA ST	1	104	0.26	EF	261,600	453,900	715,500	715,500	490,000	06/27/2016	B	13	2A	2,124	2	1900	C	GD	22%	5%	1.00	
6-215-0	22 24 BURPEE RD	1	104	0.12	MA	223,600	432,400	656,000	656,000	1	07/13/2005	A	13	2	2,574	2	1900	C	AV	32%		1.00	
6-218-0	10 BURPEE RD	1	102	0.00	CD	0	210,900	210,900	210,900	85,000	07/06/1989		99	1	890	1	1900	C	AV	32%		1.00	
6-218A-0	34 HILLCREST CR	1	102	0.00	CD	0	279,000	279,000	279,000				99	2	1,802	1	1900	C	AV	32%		1.00	
6-43-0	27 ESSEX AV	1	101	0.07	EF	188,800	263,400	452,200	452,200		04/12/1989	A	15	2A	1,586	1	1900	C	AV	32%		1.00	
6-56-0	29 ESSEX ST	1	013	0.27	XF	264,400	261,300	525,700	525,700	1	10/21/2010	A	52	2	2,148	3	1900	C-	AV	32%		1.00	
6-57C-0	49 ESSEX ST	1	105	0.25	XF	257,900	494,900	752,800	752,800	10	10/30/2006	A	13	2T	2,799	3	1900	C	GD	22%		1.00	
6-64-0	6 ESSEX AV	1	104	0.09	EF	196,000	402,200	598,200	598,200	10	12/23/2021	A	13	2A	2,216	2	1900	C	AG	27%		1.00	
6-65-0	8 ESSEX AV	1	104	0.11	EF	205,700	458,900	664,600	664,600	680,000	11/16/2021		13	2A	2,222	2	1900	C	AG	27%		1.00	
6-66-0	12 ESSEX AV	1	101	0.12	EF	208,000	340,900	548,900	548,900	356,250	02/06/2015		15	2A	2,213	1	1900	C	AG	27%		1.00	
6-69-1	34 ESSEX AV	1	102	0.00	CD	0	431,600	431,600	431,600	420,000	03/23/2023		99	2A	1,217	1	1900	B-	GD	22%		1.00	
6-69-2	34 ESSEX AV	1	102	0.00	CD	0	500,800	500,800	500,800	364,900	07/05/2018		99	2A	1,928	1	1900	B-	GD	22%		1.00	
6-69A-0	34B ESSEX AV	1	101	0.08	EF	192,500	250,900	443,400	443,400	151,000	07/16/1998		2	1H	1,406	1	1900	C	AG	27%		1.00	
6-79-0	62 64 COLUMBIA ST	1	105	0.08	EF	191,700	460,500	652,200	652,200	322,500	05/01/2015	U	13	2H	2,824	3	1900	C	GD	22%	5%	1.00	
6-80-0	66 COLUMBIA ST	1	101	0.06	EF	184,900	234,500	419,400	419,400		12/13/1972		15	2A	1,364	1	1900	C	AV	32%	5%	1.00	
6-81-0	6 MAPLE AV	1	104	0.09	EF	198,400	415,200	613,600	613,600	100	10/19/2011	F	13	2A	2,644	2	1900	C	AG	27%		1.00	
7-100-0	23 ROY ST	1	101	0.17	EF	227,000	312,900	539,900	539,900	262,000	11/14/2012		15	2	1,392	1	1900	C	GD	22%		1.00	
7-101-0	71 ROY ST	1	101	0.09	EF	196,100	226,000	422,100	422,100	10	02/06/2023		15	1	1,164	1	1900	D+	GD	22%		1.00	
7-101A-0	75 ROY ST	1	101	0.07	EF	190,900	344,700	535,600	535,600	320,000	06/30/2017	O	15	1T	1,380	1	1900	C	GD	22%		1.00	
7-128-0	36 BUENA VISTA ST	1	101	0.09	EF	197,500	233,700	431,200	431,200	328,000	09/11/2019		15	1T	1,082	1	1900	C	AV	32%		1.00	
7-149C-0	5 ELLIOTT ST	1	104	0.09	EF	196,600	414,000	610,600	610,600	183,000	02/18/1999		13	2A	2,072	2	1900	C	GD	22%		1.00	

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Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratic
7-152-0	18 CHERRY ST	1	105	0.13	EF	211,700	493,800	705,500	705,500	720,000	09/29/2020		13	2A	3,643	3	1900	C	AV	32%			1.00
7-158-0	32 HILLSIDE AV	1	101	0.08	EF	153,100	274,000	427,100	427,100	123,000	01/09/1998		15	2	1,590	1	1900	C	AG	27%			1.00
7-160-0	40 HILLSIDE AV	1	101	0.03	EF	58,900	121,500	180,400	180,400	410,000	01/31/2020	G	15	1T	1,303	1	1900	C	GD	22%	60%		1.00
7-162-0	3 MUDGE ST	1	101	0.11	EF	206,300	256,500	462,800	462,800	220,000	12/31/2012		15	1T	1,228	1	1900	C	AV	32%			1.00
7-17-0	18 TIDD ST	1	101	0.19	MA	252,500	282,200	534,700	534,700	243,500	04/12/2006	O	15	1T	1,232	1	1900	C	GD	22%			1.00
7-18-0	11 EUREKA AV	1	101	0.15	EF	207,500	293,600	501,100	501,100	1	12/10/2002	A	15	1T	1,248	1	1900	C	AG	27%			1.00
7-20-0	3 EUREKA AV	1	101	0.15	EF	219,800	249,900	469,700	469,700	320,000	07/26/2017		15	1T	1,193	1	1900	C	AV	32%			1.00
7-34-0	29 TIDD ST	1	101	0.21	MA	260,600	541,500	802,100	802,100	127,500	11/22/1993		15	2	3,348	1	1900	B-	GD	22%			1.00
7-36-0	38 JESSIE ST	1	101	0.09	EF	196,100	345,100	541,200	541,200	599,900	12/09/2021		15	1T	1,418	1	1900	C	GV	16%			1.00
7-37-0	48 JESSIE ST	1	101	0.06	EF	183,900	317,800	501,700	501,700	273,000	02/10/2010		15	1T	1,230	1	1900	C	GD	22%			1.00
7-38-0	50 JESSIE ST	1	101	0.16	EF	223,200	260,100	483,300	483,300	100	01/27/1999	A	15	2	1,489	1	1900	C	AV	32%			1.00
7-83-0	96 BURPEE RD	1	104	0.14	MA	232,600	221,900	454,500	454,500	276,600	11/15/2021	H	12	2	2,104	2	1900	C	FR	42%15%			1.00
7-93-0	84 ROY ST	1	101	0.11	EF	206,000	252,800	458,800	458,800	1	01/23/2012	A	15	2	1,420	1	1900	C	AV	32%			1.00
7-96-0	57 ROY ST	1	101	0.10	EF	201,800	317,200	519,000	519,000	1	03/29/2002	F	15	1T	1,424	1	1900	C	GD	22%			1.00

Subtotals for: 1900

Current Total: 219,922,400
Previous Assessment: 219,938,600

Total Acres: 106.34
Finished Area: 743,351

Sale Price: 81,614,164
Parcel Count: 287

Average Assessment: 766,280
Assessment vs Previous: 1.00

Year Built: 1901

3-134-0	28 NORFOLK AV	1	101	0.12	XG	227,600	300,800	528,400	528,400	467,500	08/07/2020		15	2A	1,930	1	1901	C	AV	32%			1.00
4-12-0	71 FARRAGUT RD	1	101	0.19	EG	329,800	433,500	763,300	763,300	580,000	06/28/2019	O	15	2H	2,960	1	1901	B-	AV	32%	0%		1.00
6-102-0	39 MAPLE AV	1	101	0.11	EF	202,600	300,700	503,300	503,300	10	04/11/2022	A	15	2A	1,581	1	1901	C	AV	32%			1.00

Subtotals for: 1901

Current Total: 1,795,000
Previous Assessment: 1,795,000

Total Acres: 0.41
Finished Area: 6,471

Sale Price: 1,047,510
Parcel Count: 3

Average Assessment: 598,333
Assessment vs Previous: 1.00

Year Built: 1902

16-50-0	44 GRANT RD	1	101	0.21	EG	342,100	338,200	680,300	680,300	440,000	05/23/2016	H	15	2	1,933	1	1902	C+	AV	32%			1.00
19-81-0	31 GREENWOOD TR	1	101	0.29	EG	384,000	378,800	762,800	762,800	503,500	03/30/2017		15	2	1,857	1	1902	C+	GD	22%			1.00
2-129-0	9 HUMPHREY TR	1	101	0.15	OG	353,100	744,200	1,097,300	1,097,300	810,000	07/18/2016		6	2H	3,202	1	1902	B	VG	11%			1.00
27-49-0	52 CROSMAN AV	1	101	0.19	MV	346,000	295,900	641,900	641,900	194,500	04/19/1995	O	15	1T	1,952	1	1902	C+	FA	37%			1.00
27-5-0	960 HUMPHREY ST	1	959	0.11	XV	247,500	407,600	655,100	655,100	255,000	05/16/1989	K	15	2H	2,478	1	1902	C	GD	22%			1.00
31-15-0	20 EULOW ST	1	101	0.46	EE	472,500	1,197,900	1,670,400	1,670,400	1,250,000	10/11/2019	O	15	2T	6,226	1	1902	A	AG	27%			1.00
31-46-0	21 NORTH STONE RD	1	101	0.97	OV	728,900	1,867,800	2,596,700	2,596,700	2,800,000	06/17/2022		10	2A	7,757	1	1902	A+	VG	11%			1.00
31-46A-0	25 NORTH STONE RD	1	101	0.52	OV	574,300	296,000	870,300	870,300	500,000	12/06/2010		15	2	2,177	1	1902	C+	FA	37%			1.00

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Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
Subtotals for: 1902																							
Current Total:			8,974,800		Total Acres:		2.91		Sale Price:		6,753,000		Average Assessment:			1,121,850							
Previous Assessment:			8,974,800		Finished Area:		27,583		Parcel Count:		8		Assessment vs Previous:			1.00							
Year Built: 1903																							
1-60-0	65 PARADISE RD	1	101	0.09	XA	196,700	425,600	622,300	622,300	290,000	11/15/2000	15	2A	2,051	1	1903	C	GD	22%		1.00		
24-2-0	245 PURITAN RD	1	101	0.36	OE	1,445,300	901,100	2,346,400	2,346,400	10	05/02/2022	15	2A	4,693	1	1903	B+	GD	22%		1.00		
27-43-0	978 HUMPHREY ST	1	101	0.16	XV	268,500	320,000	588,500	588,500	1	12/03/2014	A	15	1T	1,338	1	1903	C	GD	22%		1.00	
28-53-0	5 BEACH BLUFF AV	1	101	0.33	EE	402,100	770,700	1,172,800	1,172,800	436,500	10/01/1992	15	2H	4,094	1	1903	B+	AG	27%		1.00		
29-45-0	2 PHILLIPS AV	1	101	0.24	EE	355,400	999,800	1,355,200	1,355,200	1,399,000	08/16/2021	15	2	4,312	1	1903	B+	VG	11%		1.00		
30-1C-0	69 ATLANTIC AV	1	101	0.59	XE	495,400	1,299,500	1,794,900	1,794,900	1	11/13/2020	A	15	2H	7,331	1	1903	A	GV	16%		1.00	
Subtotals for: 1903																							
Current Total:			7,880,100		Total Acres:		1.77		Sale Price:		2,125,512		Average Assessment:			1,313,350							
Previous Assessment:			7,880,100		Finished Area:		23,818		Parcel Count:		6		Assessment vs Previous:			1.00							
Year Built: 1904																							
1-52-0	24 SHAW RD	1	101	0.12	EG	293,600	466,700	760,300	760,300	503,000	11/16/2007	15	2H	2,314	1	1904	C	VG	11%		1.00		
1-56-0	15 SHAW RD	1	101	0.11	EG	287,300	298,900	586,200	586,200	100	12/05/2003	A	15	2A	1,834	1	1904	C	AV	32%		1.00	
20-56-0	618 HUMPHREY ST	1	101	0.14	XA	217,100	299,000	516,100	516,100	333,000	01/25/2010	15	2	1,537	1	1904	C	GD	22%		1.00		
2-10-0	141 ELMWOOD RD	1	101	0.17	EG	318,300	506,000	824,300	824,300	578,500	01/20/2015	15	2A	2,299	1	1904	C+	VG	11%		1.00		
28-37-0	31 STANWOOD RD	1	101	0.28	EE	379,200	838,800	1,218,000	1,218,000	310,000	05/01/1985	15	2A	3,349	1	1904	B+	VG	11%		1.00		
28-63-0	1 BELLEVUE RD	1	101	0.14	XV	258,000	481,400	739,400	739,400	440,000	03/31/2014	H	15	2H	2,594	1	1904	B	AG	27%		1.00	
4-118-0	151 REDINGTON ST	1	101	0.12	EG	290,900	442,700	733,600	733,600	590,000	06/26/2018	15	2A	1,645	1	1904	C	VG	11%		1.00		
5-96-0	70 PARADISE RD	1	101	0.11	XA	203,800	404,600	608,400	608,400	192,000	06/29/1995	15	2H	2,402	1	1904	C	GD	22%		1.00		
5-97-0	74 PARADISE RD	1	101	0.09	XA	197,900	359,600	557,500	557,500	1	02/08/2007	A	15	2A	1,583	1	1904	C	GD	22%		1.00	
Subtotals for: 1904																							
Current Total:			6,543,800		Total Acres:		1.29		Sale Price:		2,946,601		Average Assessment:			727,089							
Previous Assessment:			6,543,800		Finished Area:		19,556		Parcel Count:		9		Assessment vs Previous:			1.00							
Year Built: 1905																							
10-52-0	60 PLEASANT VIEW AV	1	101	0.09	EF	197,300	281,800	479,100	479,100	565,000	06/23/2022	15	1T	1,218	1	1905	C	GD	22%		1.00		
1-138-0	11 ROCK AV	1	104	0.13	EA	211,400	387,300	598,700	598,700	1	07/12/2013	A	12	2A	2,040	2	1905	C	AG	27%		1.00	
1-140-1	3 ROCK AV	1	102	0.00	RA	0	464,300	464,300	464,300	445,000	02/22/2022	99	3	1,372	1	1905	C+	GD	22%		1.00		
1-140-2	3 ROCK AV	1	102	0.00	RA	0	297,800	297,800	297,800	280,000	08/19/2020	99	3	836	1	1905	C+	GD	22%		1.00		
1-140-3	3 ROCK AV	1	102	0.00	RA	0	306,000	306,000	306,000	202,000	07/15/2015	99	3	864	1	1905	C+	GD	22%		1.00		
1-154-0	2 HUMPHREY ST	1	105	0.14	OG	299,500	714,900	1,014,400	1,014,400	1	02/13/2003	A	13	2H	4,241	3	1905	C+	GD	22%		1.00	
1-28D-0	14 THOMAS RD	1	101	0.15	EG	308,000	272,600	580,600	580,600	128,000	03/14/1997	O	15	1T	1,224	1	1905	C	AG	27%		1.00	
12-91-0	258 ESSEX ST	1	101	0.29	XF	273,500	298,200	571,700	571,700	10	08/02/2016	A	15	2A	1,620	1	1905	C	AG	27%		1.00	

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
13-16-0	21 RYAN PL	1	101	0.40	EA	314,300	283,800	598,100	598,100	1	04/13/2018	V	15	2	2,076	1	1905	C	AV	32%				1.00
13-19A-0	421 ESSEX ST	1	101	0.14	XF	217,600	215,000	432,600	432,600	403,150	03/18/2022	A	15	1T	1,323	1	1905	C	FR	42%				1.00
13-37-0	40 EASTMAN AV	1	101	0.23	EA	250,500	225,600	476,100	476,100	1	03/22/2021	A	15	2A	1,702	1	1905	C	FR	42%				1.00
14-14-0	120 STETSON AV	1	101	0.12	XG	243,000	328,300	571,300	571,300	1	02/24/2022		15	2	1,709	1	1905	C	GD	22%		5%		1.00
14-53-0	103 STETSON AV	1	101	0.12	XG	239,700	301,300	541,000	541,000	1	06/28/1993	A	15	1T	1,566	1	1905	C	GD	22%				1.00
1-5-0	39 41 NEW OCEAN ST	1	104	0.09	XF	187,500	437,200	624,700	624,700	1	03/30/2022		13	2A	2,392	2	1905	C	AV	32%				1.00
16-37-0	11 BANKS RD	1	101	0.19	EG	326,800	397,400	724,200	724,200	390,000	09/07/2018	O	15	2A	2,078	1	1905	C	GD	22%				1.00
16-4-0	16 BANKS RD	1	101	0.11	EG	287,900	311,700	599,600	599,600	1	08/07/2009	A	15	2A	1,550	1	1905	C	GD	22%				1.00
16-47-0	20 GRANT RD	1	101	0.25	EG	359,400	418,600	778,000	778,000	1	03/21/1994	H	15	2H	2,592	1	1905	C+	GD	22%				1.00
16-58-0	67 WALKER RD	1	101	0.19	EG	313,000	337,200	650,200	650,200	195,000	02/04/1997		15	2A	1,827	1	1905	C	GD	22%				1.00
19-170-0	33 CEDAR HILL TR	1	101	0.10	OA	257,700	295,200	552,900	552,900	361,500	09/20/2013		6	2A	1,641	1	1905	C+	AV	32%				1.00
19-72-0	109 GREENWOOD AV	1	101	0.11	EG	256,300	341,700	598,000	598,000	565,000	12/28/2021		15	2A	1,651	1	1905	C+	GD	22%				1.00
19-83-0	25 GREENWOOD TR	1	101	0.11	EG	288,800	400,500	689,300	689,300	330,000	11/26/2008	N	15	2	1,557	1	1905	C+	GV	16%				1.00
19-90-0	2 FULLER AV	1	101	0.18	OA	298,100	586,000	884,100	884,100	680,000	07/10/2008		6	2A	2,370	1	1905	B+	GD	22%				1.00
20-102-0	63 ASPEN RD	1	101	0.21	EG	338,400	321,900	660,300	660,300	1	11/25/2008		15	2A	1,700	1	1905	C	GD	22%		0%		1.00
20-111-0	76 ASPEN RD	1	101	0.11	EG	287,300	308,700	596,000	596,000	1	07/05/1994	A	15	2A	1,592	1	1905	C	GD	22%		0%		1.00
20-136-0	32 MILLETT RD	1	101	0.16	OA	285,400	522,400	807,800	807,800	1	08/10/2005	A	6	2A	2,939	1	1905	B-	GD	22%				1.00
20-145-0	11 MILLETT RD	1	101	0.20	OA	288,700	456,600	745,300	745,300		08/30/1982		15	2A	2,457	1	1905	B-	GD	22%				1.00
20-28-0	22 PROSPECT AV	1	101	0.13	EG	299,300	518,800	818,100	818,100	850,000	06/15/2022		15	2	2,984	1	1905	C	VG	11%		0%		1.00
2-102-0	99 ROCKLAND ST	1	101	0.21	OG	385,400	698,500	1,083,900	1,083,900	790,000	08/25/2008	O	15	2A	3,526	1	1905	B+	GD	22%				1.00
22-17-0	842 HUMPHREY ST	1	101	0.13	XV	252,900	378,200	631,100	631,100	520,000	12/31/2018		15	2A	1,958	1	1905	C	GD	22%				1.00
22-19-0	838 HUMPHREY ST	1	101	0.16	XV	269,300	385,300	654,600	654,600	1	12/02/2013	A	6	2	1,440	1	1905	C	VG	11%				1.00
22-2-0	864 HUMPHREY ST	1	101	0.64	XV	464,200	831,100	1,295,300	1,295,300	739,000	12/23/2003		15	1T	2,985	1	1905	B+	VG	11%				1.00
22-2A-0	860 HUMPHREY ST	1	101	0.54	XV	420,000	580,400	1,000,400	1,000,400	10	09/13/2021	A	15	1T	3,142	1	1905	C+	VG	11%				1.00
22-3-0	850 HUMPHREY ST	1	101	0.37	XV	366,100	685,300	1,051,400	1,051,400	1	06/09/2004	A	6	2A	3,778	1	1905	B-	VG	11%				1.00
23-5-0	41 PLEASANT ST	1	101	0.17	XG	262,000	332,800	594,800	594,800		01/04/1983		15	2A	1,969	1	1905	C	AG	27%				1.00
2-36-0	105 REDINGTON ST	1	101	0.14	EG	303,900	473,000	776,900	776,900	600,000	02/02/2018	O	15	1T	1,733	1	1905	C	VG	11%				1.00
24-16B-0	274 PURITAN RD	1	101	0.34	OG	465,200	743,000	1,208,200	1,208,200	575,000	04/01/1999		15	1T	3,242	1	1905	B+	VG	11%				1.00
24-16C-0	278 PURITAN RD	1	101	0.20	OG	379,700	693,900	1,073,600	1,073,600	10	03/27/2020	A	6	2	3,191	1	1905	B+	GD	22%				1.00
24-39A-0	645 HUMPHREY ST	1	101	0.19	XA	233,100	479,300	712,400	712,400	735,000	10/15/2021		15	1T	1,881	1	1905	C	VG	11%				1.00
25-49-0	400 PURITAN RD	1	101	0.57	OG	605,000	760,500	1,365,500	1,365,500	100	06/06/2002	A	15	2H	4,791	1	1905	B+	AV	32%				1.00
26-17-0	1 GALLOUPES PT RD	1	101	0.27	OG	383,500	452,200	835,700	835,700	430,000	04/16/2009	H	15	2	2,343	1	1905	B-	GD	22%				1.00
27-1-0	944 HUMPHREY ST	1	101	0.15	XV	265,000	403,800	668,800	668,800	455,000	06/17/2014		15	2	2,175	1	1905	C+	GD	22%		5%		1.00
27-23-0	14 HARRISON AV	1	101	0.27	MV	393,800	514,800	908,600	908,600	100	01/11/2001	A	15	2T	3,113	1	1905	C	VG	11%				1.00
27-25-0	22 HARRISON AV	1	101	0.11	MV	305,300	355,000	660,300	660,300	178,000	05/25/1988		15	2A	1,558	1	1905	C+	GD	22%				1.00
28-42-0	94 PHILLIPS AV	1	101	0.41	EE	444,200	833,000	1,277,200	1,277,200	490,000	06/17/1996		6	2A	3,841	1	1905	A-	GD	22%				1.00
29-24-0	12 OCEAN AV	1	101	0.46	EE	472,500	892,000	1,364,500	1,364,500	10	12/04/2002	A	6	2	3,716	1	1905	A-	VG	11%				1.00
29-27A-0	118 ATLANTIC AV	1	101	0.57	XE	485,700	699,600	1,185,300	1,185,300	969,000	04/30/2019		6	2A	4,225	1	1905	A-	AV	32%				1.00
29-9-0	25 PALMER AV	1	101	0.33	EE	401,100	1,159,200	1,560,300	1,560,300	1,220,000	07/31/2013		15	2A	4,172	1	1905	AA	GD	22%				1.00
31-17-0	91 BEACH BLUFF AV	1	101	0.36	EE	422,000	604,900	1,026,900	1,026,900	995,000	12/10/2019		15	2H	3,588	1	1905	B	AG	27%				1.00

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31-20-0	11 EULOW ST	1	101	0.25	EE	360,800	838,500	1,199,300	1,199,300	825,000	12/09/2002		15	2A	3,252	1	1905	A	AG	27%				1.00
33-1-0	115 ATLANTIC AV	1	101	0.80	XE	549,800	1,463,400	2,013,200	2,002,200	1	12/23/2020	H	6	2A	5,513	1	1905	A	VG	11%		0%		1.01
36-1-0	42 TUPELO RD	1	101	0.34	OD	886,500	697,000	1,583,500	1,583,500	1,095,000	05/18/2018	O	6	2A	4,805	1	1905	A	AV	32%	10%			1.00
4-114-0	4 REDINGTON TR	1	101	0.07	EG	263,700	309,100	572,800	572,800	226,500	09/30/1999		15	2A	1,384	1	1905	C	AG	27%				1.00
4-119-0	153 REDINGTON ST	1	101	0.12	EG	293,700	346,400	640,100	640,100		09/04/1981		15	2A	1,525	1	1905	C	GD	22%				1.00
4-121-0	165 REDINGTON ST	1	101	0.15	EG	307,200	289,200	596,400	596,400		08/10/1987		15	2A	1,917	1	1905	C	AV	32%				1.00
4-28-0	11 OUTLOOK RD	1	101	0.29	EV	380,100	568,200	948,300	948,300	100	02/22/2016	A	15	2H	4,016	1	1905	B-	GD	22%				1.00
4-38-0	26 WALKER RD	1	101	0.11	EG	274,300	538,600	812,900	812,900	1	03/16/2022		15	2A	2,497	1	1905	B	GD	22%				1.00
4-83-0	18 MAPLEDALE PL	1	104	0.14	EG	300,800	402,700	703,500	703,500	370,000	10/18/2013		13	2	2,552	2	1905	C	AV	32%				1.00
4-84-0	108 REDINGTON ST	1	101	0.10	EG	281,300	356,000	637,300	637,300	1	12/28/2016	A	15	2	1,695	1	1905	C	GD	22%				1.00
5-103-0	94 PARADISE RD	1	101	0.11	XA	206,300	404,200	610,500	610,500	100	09/22/2010	A	15	2A	1,697	1	1905	C	GD	22%				1.00
5-11-1	76 NORFOLK AV	1	102	0.00	CD	0	290,400	290,400	290,400	193,000	05/21/2014		99	2T	1,071	1	1905	C+	GD	22%				1.00
5-11-2	76 NORFOLK AV	1	102	0.00	CD	0	295,100	295,100	295,100	220,000	10/09/2015		99	2T	926	1	1905	C+	GD	22%				1.00
5-112-0	29 ANDREW RD	1	101	0.26	EG	368,700	545,000	913,700	913,700	560,000	10/05/2010		15	2H	3,519	1	1905	C+	GD	22%				1.00
5-11-3	76 NORFOLK AV	1	102	0.00	CD	0	268,500	268,500	268,500	250,000	10/08/2019		99	2T	827	1	1905	C+	GD	22%				1.00
5-121-0	115 117 PARADISE RD	1	105	0.09	XA	195,300	485,800	681,100	681,100	1	01/18/2013	A	13	2A	2,725	2	1905	C	GD	22%				1.00
5-123-0	29 ELLIS RD	1	101	0.09	EG	276,500	316,400	592,900	592,900				15	2A	1,665	1	1905	C	GD	22%				1.00
5-126-0	22 FARRAGUT RD	1	101	0.15	EG	309,600	524,500	834,100	834,100	400,000	06/26/2001		15	2A	2,458	1	1905	C+	VG	11%				1.00
5-129-0	34 FARRAGUT RD	1	101	0.22	EG	346,600	364,100	710,700	710,700	480,000	01/15/2016		15	2A	1,876	1	1905	C	GD	22%				1.00
5-135-0	142 NORFOLK AV	1	104	0.13	XG	245,100	383,100	628,200	628,200	140,000	01/18/1996		13	2H	2,298	2	1905	C	AV	32%				1.00
5-136-0	146 NORFOLK AV	1	101	0.13	XG	243,900	373,000	616,900	616,900	100	01/05/2011	A	15	2	1,907	1	1905	C	GV	16%				1.00
5-159-0	54 STETSON AV	1	101	0.12	XG	240,100	258,100	498,200	498,200	253,000	04/08/2011		15	2A	1,498	1	1905	C	AG	27%		5%		1.00
5-161-0	62 STETSON AV	1	101	0.12	XG	240,700	260,900	501,600	501,600	440,000	03/11/2020		15	2	1,252	1	1905	C	GD	22%		5%		1.00
5-162-0	64 STETSON AV	1	101	0.12	XG	240,900	337,400	578,300	578,300	359,900	11/05/2019	S	15	2A	1,734	1	1905	C	GD	22%		5%		1.00
5-166-0	49 STETSON AV	1	101	0.11	XG	237,600	398,600	636,200	636,200	550,000	08/08/2019		15	2	1,459	1	1905	C	VG	11%				1.00
5-170-0	28 30 SUFFOLK AV	1	104	0.12	EB	265,600	446,500	712,100	712,100	200,000	02/08/2007	F	13	2A	2,548	2	1905	C	GD	22%				1.00
5-174-0	3 FRANKLIN AV	1	101	0.15	EB	281,800	312,800	594,600	594,600	100	06/11/2020	A	15	2	2,039	1	1905	C	AG	27%				1.00
5-175-0	9 FRANKLIN AV	1	101	0.11	EB	264,000	343,000	607,000	607,000	544,000	07/31/2020		15	2A	1,574	1	1905	C	GD	22%				1.00
5-176-0	11 FRANKLIN AV	1	101	0.11	EB	262,500	303,500	566,000	566,000	440,000	02/03/2017		15	2A	1,706	1	1905	C	GD	22%		11%		1.00
5-178-0	21 FRANKLIN AV	1	101	0.11	EB	262,500	282,500	545,000	545,000	1	03/09/2016	A	15	2	1,727	1	1905	C	AV	32%				1.00
5-179-0	25 FRANKLIN AV	1	101	0.11	EB	262,500	429,400	691,900	691,900	800,000	05/27/2022		15	2A	1,745	1	1905	C	GV	16%				1.00
5-180-0	29 FRANKLIN AV	1	101	0.11	EB	262,500	276,900	539,400	539,400	366,500	01/18/2017	H	15	2A	1,598	1	1905	C	AV	32%				1.00
5-183-0	9 11 SUFFOLK AV	1	104	0.12	EB	264,200	392,600	656,800	656,800	120,000	06/15/2000	A	13	2A	2,648	2	1905	C	FA	37%				1.00
5-185-0	17 SUFFOLK AV	1	104	0.12	EB	265,000	417,000	682,000	682,000	1	12/22/1989	A	13	2H	2,976	2	1905	C	AV	32%				1.00
5-186-0	23 SUFFOLK AV	1	104	0.12	EB	265,500	465,800	731,300	731,300		07/12/1971		13	2A	2,760	2	1905	C	GD	22%				1.00
5-187-1	25 SUFFOLK AV	1	102	0.00	CD	0	300,000	300,000	300,000	272,900	07/15/2003		99	2A	1,161	1	1905	C+	GD	22%				1.00
5-187-2	25 SUFFOLK AV	1	102	0.00	CD	0	332,000	332,000	332,000	100	10/24/2005	A	99	2A	1,701	1	1905	C+	GD	22%				1.00
5-19-0	102 NORFOLK AV	1	101	0.13	XG	244,200	256,900	501,100	501,100	100	10/28/2013	A	15	2	1,827	1	1905	C	AV	32%		5%		1.00
5-20-0	106 NORFOLK AV	1	101	0.12	XG	242,200	245,400	487,600	487,600	1	02/11/1999	A	15	1T	1,259	1	1905	C	AV	32%		5%		1.00
5-200-0	47 FRANKLIN AV	1	104	0.11	EB	262,900	372,800	635,700	635,700	370,000	09/17/2002		12	2A	1,825	2	1905	C	GD	22%				1.00

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5-21-0	110 NORFOLK AV	1	101	0.12	XG	241,200	280,100	521,300	521,300	322,500	08/15/2002		15	1T	1,293	1	1905	C	GD	22%		5%		1.00
5-212-0	127 PARADISE RD	1	101	0.09	XA	196,600	382,800	579,400	579,400	372,000	06/17/2013		15	2A	1,701	1	1905	C	GD	22%				1.00
5-215-0	139 143 PARADISE RD	1	105	0.16	XA	224,800	477,100	701,900	701,900	1	10/27/2009	A	13	3	3,663	3	1905	C	AV	32%				1.00
5-216-0	145 PARADISE RD	1	101	0.12	XA	208,400	368,700	577,100	577,100	1	12/06/2001	F	15	2A	1,856	1	1905	C	GD	22%				1.00
5-217-0	149 PARADISE RD	1	101	0.12	XA	208,400	389,400	597,800	597,800	350,000	12/03/2004		15	2A	2,093	1	1905	C	GD	22%				1.00
5-218-0	153 PARADISE RD	1	101	0.12	XA	208,400	342,200	550,600	550,600	215,000	12/11/1998		15	2A	1,817	1	1905	C	GD	22%				1.00
5-219-0	157 PARADISE RD	1	101	0.12	XA	208,100	349,400	557,500	557,500		10/12/1977		15	2	1,270	1	1905	C	GD	22%				1.00
5-220-0	161 PARADISE RD	1	104	0.12	XA	208,100	581,800	789,900	789,900	525,000	10/27/2015		13	2A	2,919	2	1905	C	GV	16%				1.00
5-222-0	169 PARADISE RD	1	104	0.10	XA	199,200	454,000	653,200	653,200	400,000	10/19/2006		13	2A	2,498	2	1905	C	AG	27%				1.00
5-227-0	58 FARRAGUT RD	1	101	0.10	EG	279,900	382,400	662,300	662,300		03/28/1985		15	1T	1,708	1	1905	C+	GD	22%				1.00
5-23-0	118 NORFOLK AV	1	101	0.12	XG	243,300	385,300	628,600	628,600	1	11/17/2022		15	1T	1,414	1	1905	C	GV	16%				1.00
5-232-0	64 FARRAGUT RD	1	101	0.10	EG	282,600	420,800	703,400	703,400	427,500	05/06/2011		15	2A	2,179	1	1905	C+	GD	22%				1.00
5-24-0	122 NORFOLK AV	1	101	0.25	XG	297,500	344,800	642,300	642,300	403,000	06/15/2010	G	15	2A	1,549	1	1905	C	GD	22%				1.00
5-34-0	117 NORFOLK AV	1	101	0.11	XG	237,300	416,100	653,400	653,400	400,000	03/22/2013		15	2	1,518	1	1905	C	VG	11%				1.00
5-37-0	129 NORFOLK AV	1	101	0.11	XG	237,300	378,600	615,900	615,900	557,500	01/21/2020		15	1T	1,371	1	1905	C	VG	11%				1.00
5-38-0	133 NORFOLK AV	1	104	0.11	XG	237,300	538,500	775,800	775,800	425,000	08/23/2007		13	2A	2,178	2	1905	C	VG	11%				1.00
5-39-0	137 NORFOLK AV	1	101	0.11	XG	237,300	467,200	704,500	704,500	830,000	06/30/2022		15	2A	1,737	1	1905	C	VG	11%				1.00
5-40-0	141 NORFOLK AV	1	101	0.11	XG	237,100	327,100	564,200	564,200	182,000	01/06/1997		15	2A	1,417	1	1905	C	GD	22%		0%		1.00
5-41-0	143 145 NORFOLK AV	1	104	0.11	XG	236,600	427,900	664,500	664,500	1	04/05/2022		13	2A	2,517	2	1905	C	AG	27%				1.00
5-43-1	32 MIDDLESEX AV	1	102	0.00	CD	0	479,200	479,200	479,200	525,000	05/10/2022		99	3	866	1	1905	C+	VG	4%				1.00
5-43-2	32 MIDDLESEX AV	1	102	0.00	CD	0	534,000	534,000	534,000	100	02/28/2020	A	99	3	1,659	1	1905	C+	VG	4%				1.00
5-44-0	36 MIDDLESEX AV	1	101	0.10	EB	259,200	389,400	648,600	648,600	1	02/03/1995	F	15	2A	1,547	1	1905	C	VG	11%				1.00
5-45-0	40 MIDDLESEX AV	1	101	0.10	EB	259,200	383,900	643,100	643,100	10	12/18/2015	A	15	2A	2,028	1	1905	C	GD	22%				1.00
5-46-0	44 MIDDLESEX AV	1	101	0.12	EB	266,500	389,600	656,100	656,100	100	06/15/2020	A	15	2A	1,964	1	1905	C	GD	22%				1.00
5-47-0	48 MIDDLESEX AV	1	101	0.12	EB	266,500	419,000	685,500	685,500	275,000	09/30/2003		15	2	2,339	1	1905	C	GV	16%				1.00
5-49-0	56 MIDDLESEX AV	1	101	0.12	EB	266,500	335,000	601,500	601,500	1	05/06/2021	A	15	2A	1,895	1	1905	C	GD	22%				1.00
5-51-0	64 MIDDLESEX AV	1	105	0.13	EB	272,100	651,700	923,800	923,800	100	08/28/2018	A	13	2H	4,009	3	1905	C	GD	22%				1.00
5-52-0	68 MIDDLESEX AV	1	104	0.12	EB	266,500	556,700	823,200	823,200	1	04/07/2020	A	13	2A	2,225	2	1905	C	VG	11%				1.00
5-57-0	88 MIDDLESEX AV	1	104	0.12	EB	264,400	451,400	715,800	715,800	1	04/17/1996	A	13	2A	2,262	2	1905	C	GD	22%				1.00
5-66-0	57 MIDDLESEX AV	1	105	0.16	EB	285,900	574,400	860,300	860,300	1	07/20/2012	A	13	2T	4,031	3	1905	C	AG	27%				1.00
5-67-0	63 MIDDLESEX AV	1	101	0.14	EB	274,900	301,600	576,500	576,500	310,000	10/22/2013		15	1T	1,623	1	1905	C	GD	22%				1.00
5-69-0	71 MIDDLESEX AV	1	104	0.13	EB	272,500	439,100	711,600	711,600	431,000	12/12/2014		12	1T	2,896	2	1905	C	AG	27%				1.00
5-72-0	20 HAMPDEN ST	1	101	0.10	EB	259,200	295,000	554,200	554,200	275,000	12/22/2010	A	15	2	1,753	1	1905	C	AG	27%				1.00
5-76-0	36 HAMPDEN ST	1	101	0.10	EB	258,700	352,600	611,300	611,300	555,000	06/01/2020		15	2	1,438	1	1905	C	GV	16%				1.00
5-78-0	42 HAMPDEN ST	1	101	0.06	EB	237,800	347,300	585,100	585,100	319,900	11/04/2011		15	2A	1,482	1	1905	C	GD	22%				1.00
5-79-0	44 HAMPDEN ST	1	101	0.06	EB	238,700	373,100	611,800	611,800	338,000	04/16/2004		15	2A	1,602	1	1905	C	GD	22%				1.00
5-88-0	23 HAMPDEN ST	1	101	0.11	EB	264,000	373,700	637,700	637,700	100	02/24/2023		15	2H	2,175	1	1905	C	GD	22%				1.00
5-93-0	43 HAMPDEN ST	1	101	0.11	EB	264,000	333,900	597,900	597,900	540,000	12/02/2019		15	2A	1,915	1	1905	C	GD	22%				1.00
5-94-0	1 ELLIS RD	1	101	0.10	EB	258,700	323,900	582,600	582,600	1	01/08/2014	F	6	2A	1,802	1	1905	C	GD	22%				1.00
6-180-0	44 CHERRY ST 1	1	102	0.00	CH	0	199,100	199,100	199,100	265,000	07/11/2022		99	1	438	1	1905	C+	GD	22%				1.00

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Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratic
6-180A-0	44 CHERRY ST 2	1	102	0.00	CH	0	283,800	283,800	283,800	100	10/14/2022	99	1	832	1	1905	C+	GD	22%				1.00
6-180B-0	44 CHERRY ST 3	1	102	0.00	CH	0	303,600	303,600	303,600	1	04/28/2020	A	99	1	893	1	1905	C+	GD	22%			1.00
6-180C-0	44 CHERRY ST 4	1	102	0.00	CH	0	361,500	361,500	361,500	100	05/31/2018	F	99	2	1,185	1	1905	C+	GD	22%			1.00
6-54-0	23 ESSEX ST	1	101	0.09	XF	197,100	310,500	507,600	507,600	1	06/08/2006	A	15	1T	1,499	1	1905	C	GD	22%	5%		1.00
7-117A-0	22 CRESCENT ST	1	101	0.05	EF	181,200	291,500	472,700	472,700	1	05/25/2018	A	15	1H	1,395	1	1905	C	AG	27%			1.00
7-127-0	40 BUENA VISTA ST	1	101	0.06	EF	187,200	262,500	449,700	449,700	1	07/03/2006	A	15	1T	1,082	1	1905	C	GD	22%			1.00
7-135-0	70 CRESCENT ST	1	101	0.07	EF	163,300	231,400	394,700	394,700	100	12/19/2019		15	1T	1,145	1	1905	C	AG	27%			1.00
7-135A-0	68 CRESCENT ST	1	101	0.05	EF	164,200	249,200	413,400	413,400	145,500	11/30/2011	H	15	1T	1,071	1	1905	C	AG	27%			1.00
7-136-0	72 CRESCENT ST	1	101	0.09	EF	198,400	329,100	527,500	527,500	100	01/30/2017	F	15	3	1,913	1	1905	C	GD	22%			1.00
7-137A-0	33 35 CRESCENT ST	1	109	0.20	EF	228,200	603,500	831,700	831,700	1	08/22/2008	A	12	2A	3,886	3	1905	C	AV	32%			1.00
7-25-0	28 JESSIE ST	1	101	0.09	EF	185,800	238,500	424,300	424,300	459,000	01/05/2022		15	1A	1,342	1	1905	C	AV	32%			1.00
7-43-0	99 BURPEE RD	1	101	0.13	MA	216,000	283,200	499,200	499,200	370,000	11/24/2004		15	1T	1,352	1	1905	C	GD	22%			1.00
7-45-0	91 BURPEE RD	1	101	0.48	MA	372,100	254,600	626,700	626,700	1	02/01/1990	F	15	1T	1,002	1	1905	C	AG	27%			1.00
7-63-0	22 ROY ST	1	101	0.24	EF	254,900	293,200	548,100	548,100	1	03/06/2002	A	15	1T	1,099	1	1905	C	GD	22%			1.00
7-64-0	14 ROY ST	1	104	0.16	EF	224,600	359,600	584,200	584,200	330,000	04/30/2014		12	1T	1,535	2	1905	C	GD	22%			1.00
7-74-0	72 ROY ST	1	101	0.08	EF	192,400	273,900	466,300	466,300	215,000	10/09/2009		15	1T	1,091	1	1905	C	AG	27%			1.00
7-80A-0	49 JESSIE ST	1	101	0.11	EF	206,300	297,000	503,300	503,300	296,000	04/07/2017	O	15	1T	1,196	1	1905	C	GD	22%			1.00
7-85-0	88 90 BURPEE RD	1	104	0.16	MA	228,000	383,100	611,100	611,100		10/01/1984		13	2	2,335	2	1905	C	AV	32%			1.00
7-91-94	94 ROY ST	1	102	0.00	CD	0	387,900	387,900	387,900	455,000	06/24/2022		99	1T	950	1	1905	C+	AG	27%			1.00
7-92-0	88 ROY ST	1	101	0.11	EF	206,000	277,200	483,200	483,200	585,000	08/02/2022		15	1T	1,257	1	1905	C	AV	32%			1.00
7-98-0	41 ROY ST	1	101	0.11	EF	205,700	277,800	483,500	483,500	1	05/17/2017	F	15	1T	1,511	1	1905	C	AG	27%			1.00
7-99-0	33 ROY ST	1	101	0.12	EF	196,500	213,200	409,700	409,700		04/01/1946		19	1	1,056	1	1905	C	AV	32%			1.00

Subtotals for: 1905

Current Total: 100,498,300
Previous Assessment: 100,487,300

Total Acres: 22.86
Finished Area: 307,915

Sale Price: 35,667,039
Parcel Count: 150

Average Assessment: 669,989
Assessment vs Previous: 1.00

Year Built: 1906

1-28A-0	26 THOMAS RD	1	101	0.15	EG	307,800	313,500	621,300	621,300	710,000	07/12/2022		15	1T	1,290	1	1906	C	GD	22%			1.00
1-45-0	22 ELMWOOD RD	1	101	0.10	EG	279,000	384,400	663,400	663,400	1	08/03/2021	A	15	2	1,998	1	1906	C	GD	22%			1.00
1-82A-0	60 MONUMENT AV	1	960	0.58	EV	538,900	1,579,500	2,118,400	2,118,400				15	2H	9,966	2	1906	B	VG	11%			1.00
24-30-0	20 LODGE RD	1	104	0.12	EG	289,500	236,800	526,300	526,300	10	02/03/2022	A	12	1	1,368	2	1906	C-	AV	32%10%			1.00
27-3-0	956 HUMPHREY ST	1	101	0.12	XV	250,300	327,300	577,600	577,600	367,500	09/28/2012		15	2	1,652	1	1906	C	GD	22%			1.00
27-4-0	958 HUMPHREY ST	1	101	0.11	XV	247,500	297,000	544,500	544,500	395,000	09/13/2018		15	2	1,652	1	1906	C	AG	27%			1.00
4-108-0	72 KING ST	1	101	0.11	EG	285,800	387,200	673,000	673,000	400,000	09/10/2004		15	2H	1,866	1	1906	C+	AG	27%			1.00
7-116-0	35 HILLSIDE AV	1	109	0.20	EF	238,800	363,100	601,900	601,900		03/29/1984		15	2A	2,069	2	1906	C	AV	32%			1.00

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Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---				E S/O	Ratio
Subtotals for: 1906																							
Current Total:			6,326,400			Total Acres:			1.49			Sale Price:			1,872,511			Average Assessment:			790,800		
Previous Assessment:			6,326,400			Finished Area:			21,862			Parcel Count:			8			Assessment vs Previous:			1.00		
Year Built: 1907																							
1-119-0	56 HUMPHREY ST	1	111	0.11	OG	326,500	1,000,200	1,326,700	1,326,700	7,200,000	11/25/2015	V	97	3A	5,379	6	1907	B-	GD	22%		1.00	
16-101-0	76 BANKS RD	1	101	0.16	EG	314,000	522,100	836,100	836,100	515,000	06/07/2005		15	2A	2,263	1	1907	C+	VG	11%		1.00	
23-21-0	700 HUMPHREY ST	1	101	0.41	XA	319,900	298,000	617,900	617,900	352,000	11/10/2016	V	15	2	1,357	1	1907	C+	AG	27%		1.00	
28-49-0	24 MANTON RD	1	101	0.29	EE	382,400	755,800	1,138,200	1,138,200	5	03/18/2021	A	15	2A	3,142	1	1907	B+	GD	22%		1.00	
31-36-0	73 MOSTYN ST	1	101	0.73	EE	567,300	809,100	1,376,400	1,376,400	720,000	07/31/2017	O	15	2H	5,216	1	1907	B+	AG	27%		1.00	
4-101-0	39 HIGHLAND ST	1	101	0.11	EG	272,900	347,200	620,100	620,100	439,000	06/27/2014		15	2H	2,102	1	1907	C	AG	27%		1.00	
6-177-0	86 CHERRY ST	1	104	0.23	XF	238,700	358,400	597,100	597,100	1	07/29/2020	A	12	2A	2,381	2	1907	C	AV	32%		1.00	
Subtotals for: 1907																							
Current Total:			6,512,500			Total Acres:			2.05			Sale Price:			9,226,006			Average Assessment:			930,357		
Previous Assessment:			6,512,500			Finished Area:			21,841			Parcel Count:			7			Assessment vs Previous:			1.00		
Year Built: 1908																							
16-29-0	76 WALKER RD	1	101	0.12	EG	289,200	339,600	628,800	628,800		11/14/1975		15	2A	1,893	1	1908	C	GD	22%		1.00	
32-26-0	159 PHILLIPS AV	1	101	0.41	EE	425,600	597,100	1,022,700	1,022,700	435,000	06/09/1997		15	2	2,844	1	1908	B	VG	11%		1.00	
33-12-0	75 ATLANTIC AV	1	101	1.26	XE	574,000	1,067,300	1,641,300	1,641,300		10/25/1957		6	2H	5,564	1	1908	A	GD	22%		1.00	
5-195-0	59 SUFFOLK AV	1	101	0.10	EB	258,000	340,800	598,800	598,800		07/31/1975		15	2	1,540	1	1908	C	GD	22%		1.00	
6-101-0	45 MAPLE AV	1	104	0.11	EF	203,700	539,300	743,000	743,000	551,000	11/10/2016		13	2A	2,600	2	1908	C	GV	16%		1.00	
7-30-0	15 TIDD ST	1	101	0.07	MA	206,200	369,100	575,300	575,300	1	10/01/2003	A	6	2	1,976	1	1908	C	VG	11%		1.00	
Subtotals for: 1908																							
Current Total:			5,209,900			Total Acres:			2.07			Sale Price:			986,001			Average Assessment:			868,317		
Previous Assessment:			5,209,900			Finished Area:			16,417			Parcel Count:			6			Assessment vs Previous:			1.00		
Year Built: 1909																							
1-101-0	79 BURRILL ST	1	101	0.12	XA	209,500	410,200	619,700	619,700	317,000	08/17/2000		15	2A	2,377	1	1909	C+	AG	27%	5%	1.00	
4-127-0	181 REDINGTON ST	1	101	0.10	EG	280,500	396,200	676,700	676,700	459,900	07/14/2014		15	2A	1,668	1	1909	C	GV	16%		1.00	
7-49-0	8 EUREKA AV	1	101	0.12	EF	198,600	290,300	488,900	488,900	490,000	11/18/2020		15	2	1,600	1	1909	C	GD	22%		1.00	
Subtotals for: 1909																							
Current Total:			1,785,300			Total Acres:			0.34			Sale Price:			1,266,900			Average Assessment:			595,100		
Previous Assessment:			1,785,300			Finished Area:			5,645			Parcel Count:			3			Assessment vs Previous:			1.00		
Year Built: 1910																							
1-104-0	90 HUMPHREY ST	1	342	0.16	CV	646,000	787,100	1,433,100	1,433,100	950,000	01/13/2015	B	72	3	3,771	1	1910	B+	GD	29%		1.00	

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Parcel ID	Location	C/Code	LUC			Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---					
			Acres	NBC															Cn	Ph	F	E	S/O	Ratic
1-107-0	52 BURRILL ST	1	961	0.15	XA	220,100	1,224,200	1,444,300	1,444,300	989,780	11/18/2016	K	12	3	4,417	1	1910	B+	VG	4%	10%	1.00		
1-109-0	62 BURRILL ST	1	013	0.14	XA	214,600	599,700	814,300	814,300	10	12/01/2022		52	2H	3,019	3	1910	C+	GV	16%		1.00		
1-111-0	25 PHILLIPS ST	1	105	0.13	EG	298,100	488,900	787,000	787,000	100	12/29/1999	A	13	2A	2,567	3	1910	C	GD	22%		1.00		
1-112-0	17 PHILLIPS ST	1	104	0.15	EG	305,200	500,400	805,600	805,600		08/28/1985		13	2A	3,369	2	1910	C	AG	27%		1.00		
1-113-0	84 HUMPHREY ST	1	105	0.27	OG	424,800	701,900	1,126,700	1,126,700	100	08/06/2021	F	12	2H	3,526	3	1910	B+	GD	22%15%		1.00		
1-115A-0	74 HUMPHREY ST 1	1	102	0.00	CD	0	485,900	485,900	485,900	210,000	10/16/1998		99	3A	1,388	1	1910	C+	VG	11%		0%	1.00	
1-115B-0	74 HUMPHREY ST 2	1	102	0.00	CD	0	487,100	487,100	487,100	240,000	09/29/1998		99	3A	1,405	1	1910	C+	VG	11%		0%	1.00	
1-115C-0	74 HUMPHREY ST 3	1	102	0.00	CD	0	553,900	553,900	553,900	1	04/12/2011	H	99	3A	2,362	1	1910	C+	VG	11%		1.00		
1-117-0	64 66 HUMPHREY ST	1	105	0.16	OG	355,900	799,700	1,155,600	1,155,600	7,200,000	11/25/2015	V	13	3A	4,452	3	1910	B-	GD	22%	5%	1.00		
1-120B-0	48 HUMPHREY ST	1	105	0.10	OG	323,600	729,700	1,053,300	1,053,300	7,200,000	11/25/2015	V	13	3A	3,876	3	1910	B-	GD	22%	5%	1.00		
1-120C-0	50 HUMPHREY ST	1	111	0.11	OG	325,400	1,188,700	1,514,100	1,514,100	7,200,000	11/25/2015	V	97	3A	7,614	7	1910	B-	GD	22%		1.00		
1-120D-0	52 HUMPHREY ST	1	105	0.11	OG	324,100	807,600	1,131,700	1,131,700	7,200,000	11/25/2015	V	13	3A	3,876	3	1910	B-	GD	22%	5%	1.00		
1-125-0	34 CLAREMONT TR	1	102	0.00	CD	0	228,100	228,100	228,100	90,000	07/03/2013	J	99	2	735	1	1910	C	GD	22%		1.00		
1-125A-0	34 CLAREMONT TR	1	102	0.00	CD	0	194,100	194,100	194,100	45,000	07/03/2013	J	99	3	777	1	1910	C	GD	22%		1.00		
1-125B-0	34 CLAREMONT TR	1	102	0.00	CD	0	225,100	225,100	225,100	1	06/26/1997	A	99	3	777	1	1910	C	GD	22%		1.00		
1-125C-0	34 CLAREMONT TR	1	102	0.00	CD	0	226,300	226,300	226,300	1	01/21/2004	A	99	3	780	1	1910	C	GD	22%		1.00		
1-126-0	30 CLAREMONT TR	1	104	0.20	EG	333,300	561,500	894,800	894,800	7,200,000	11/25/2015	V	12	2	1,951	2	1910	B-	GD	22%		1.00		
1-127-0	28 CLAREMONT TR 1	1	102	0.00	CT	0	351,900	351,900	351,900	390,000	10/21/2022		99	1	926	1	1910	C	GD	22%		1.00		
1-127A-0	28 CLAREMONT TR 2	1	102	0.00	CT	0	247,100	247,100	247,100	230,000	11/28/2018		99	1	656	1	1910	C	GD	22%		1.00		
1-127B-0	28 CLAREMONT TR 3	1	102	0.00	CT	0	311,400	311,400	311,400	235,000	07/13/2018		99	1	662	1	1910	C	GD	22%		1.00		
1-127C-0	28 CLAREMONT TR 4	1	102	0.00	CT	0	306,500	306,500	306,500	305,000	05/16/2022		99	1	626	1	1910	C	GD	22%		1.00		
1-127D-0	28 CLAREMONT TR 5	1	102	0.00	CT	0	238,500	238,500	238,500	245,000	05/31/2019		99	1	635	1	1910	C	GD	22%		1.00		
1-127E-0	28 CLAREMONT TR 6	1	102	0.00	CT	0	306,800	306,800	306,800	304,000	06/28/2022		99	1	627	1	1910	C	GD	22%		1.00		
1-127F-0	28 CLAREMONT TR 7	1	102	0.00	CT	0	230,000	230,000	230,000	58,000	01/20/1995		99	1	607	1	1910	C	GD	22%		1.00		
1-127G-0	28 CLAREMONT TR 8	1	102	0.00	CT	0	405,300	405,300	405,300	1	08/23/2019		99	1	1,073	1	1910	C	GD	22%		1.00		
1-128-0	10 PHILLIPS ST	1	104	0.12	EG	293,900	547,200	841,100	841,100	500,000	12/18/2015	K	13	2A	2,920	2	1910	C	GD	22%		1.00		
1-141-0	9 NEW OCEAN ST	1	104	0.11	XF	204,900	506,300	711,200	711,200	561,151	05/01/2019		13	3	3,333	2	1910	C	GD	22%		1.00		
1-150-0	7 OCEANSIDE TR	1	101	0.12	EG	276,100	308,200	584,300	584,300	1	05/22/2000	A	15	2A	1,811	1	1910	C	AG	27%		1.00		
1-152-0	8 HUMPHREY ST	1	101	0.06	OG	284,300	61,200	345,500	345,500	1	04/25/2011	H	15	2	1,454	1	1910	C	DL	80%20%		1.00		
1-153-0	6 HUMPHREY ST	1	111	0.14	OG	343,700	810,700	1,154,400	1,154,400	945,500	04/11/2018		97	2H	4,184	6	1910	C	GV	16%		1.00		
1-157-1	15 EASTERN AV A	1	102	0.00	ES	0	235,600	235,600	235,600	427,500	02/25/2021	G	99	1	869	1	1910	B	VG	11%		60%	1.00	
1-157-2	15 EASTERN AV B	1	102	0.00	ES	0	315,200	315,200	315,200	1	10/02/2006	A	99	2A	1,496	1	1910	B	VG	11%		60%	1.00	
1-20-0	107 BURRILL ST	1	104	0.11	XA	204,500	566,200	770,700	770,700	785,000	05/28/2021		13	2A	2,479	2	1910	C+	GD	22%		1.00		
1-22-0	93 BURRILL ST	1	102	0.00	CD	0	417,400	417,400	417,400	280,000	11/03/2015		99	2A	1,285	1	1910	B-	GV	16%		1.00		
1-22A-0	93 BURRILL ST	1	102	0.00	CD	0	463,000	463,000	463,000	398,500	12/02/2019		99	2A	2,075	1	1910	B-	GV	16%		1.00		
13-40-0	52 EASTMAN AV	1	101	0.09	EA	196,400	293,200	489,600	489,600	1	05/26/2004	H	15	1T	1,308	1	1910	C	GD	22%		1.00		
13-46-0	24 FAIRVIEW AV	1	104	0.11	EA	206,300	355,900	562,200	562,200		10/13/1961		13	2A	2,012	2	1910	C	AV	32%		1.00		
13-61-0	110 EASTMAN AV	1	101	0.21	EA	241,400	293,200	534,600	534,600	1	10/24/2001	A	15	2	1,679	1	1910	C	AG	27%		1.00		
13-65-0	94 EASTMAN AV	1	101	0.09	EA	197,500	225,900	423,400	427,500		03/27/1975		15	2	1,375	1	1910	C	AV	32%	5%	0.99		
14-44-0	133 STETSON AV	1	101	0.11	XG	238,300	432,500	670,800	670,800	425,000	05/30/2006		15	2	1,899	1	1910	C	GV	16%		1.00		

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15-20-0	131 WALKER RD	1	101	0.29	EG	362,900	375,400	738,300	738,300	520,000	11/23/2016		6	2A	1,907	1	1910	C	GD	22%				1.00
16-11-0	30 BANKS RD	1	101	0.12	EG	291,200	402,400	693,600	693,600	375,000	05/30/2002		15	2A	2,047	1	1910	C	GD	22%				1.00
16-48-0	30 GRANT RD	1	101	0.25	EG	359,100	354,800	713,900	713,900	10	06/17/2004	A	15	2A	1,822	1	1910	C+	AV	32%				1.00
16-51-0	48 GRANT RD	1	101	0.10	EG	279,100	399,800	678,900	678,900	615,000	04/06/2018		15	2A	1,600	1	1910	C+	GV	16%				1.00
16-54-0	72 WALKER RD	1	101	0.14	EG	302,900	405,100	708,000	708,000	481,750	03/30/2016		15	2A	1,824	1	1910	C+	GD	22%				1.00
16-61-0	49 DEVENS RD	1	101	0.22	EG	344,000	311,600	655,600	655,600		11/14/1980		15	2A	2,149	1	1910	C	AV	32%				1.00
16-62-0	43 DEVENS RD	1	101	0.21	EG	341,100	214,000	555,100	555,100	380,000	08/25/2006	O	2	1A	895	1	1910	C	AG	27%				1.00
1-67-0	36 ANDREW RD	1	101	0.11	EG	287,500	437,800	725,300	725,300	1	02/10/2012	A	15	2A	2,030	1	1910	C+	GD	22%				1.00
16-77-0	72 BANKS RD	1	101	0.25	EG	363,100	443,700	806,800	806,800	1	02/23/2018	A	15	2H	2,276	1	1910	C+	AV	32%				1.00
1-69-0	18 ANDREW RD	1	101	0.10	EG	278,300	528,500	806,800	806,800	800,000	09/09/2020		15	2A	2,003	1	1910	B-	VG	11%				1.00
16-99-0	11 BANKS TR	1	101	0.11	EG	271,200	305,200	576,400	576,400	287,500	07/29/2016		15	2A	1,650	1	1910	C	AG	27%				1.00
1-72-0	16 ANDREW RD	1	101	0.12	EG	292,900	602,000	894,900	894,900	620,000	08/31/2006		15	2A	1,998	1	1910	B-	VG	11%				1.00
1-73-0	37 THOMAS RD	1	101	0.11	EG	288,800	456,400	745,200	745,200	400,000	02/16/2010		15	2A	2,403	1	1910	C	GV	16%				1.00
1-77-0	55 THOMAS RD	1	101	0.08	EG	271,700	442,600	714,300	714,300	1	11/12/2009	A	15	2A	2,435	1	1910	C	GD	22%				1.00
18-29-0	193 FOREST AV	1	101	0.73	EG	566,400	329,800	896,200	896,200	311,500	07/29/2016	A	19	1	1,861	1	1910	C+	AV	32%				1.00
1-83-0	22 HARDY RD	1	101	0.05	EV	243,700	302,800	546,500	546,500	1	04/25/1991	A	15	2A	1,544	1	1910	C	AG	27%				1.00
1-88-0	52 ELMWOOD RD	1	101	0.11	EG	288,600	378,400	667,000	667,000	168,000	11/09/1995		15	2A	2,405	1	1910	C	GD	22%				1.00
1-89-0	56 ELMWOOD RD	1	101	0.11	EG	288,800	497,200	786,000	786,000	1	03/22/2017	H	15	2A	2,432	1	1910	C+	VG	11%				1.00
1-90-0	11 HARDY RD	1	101	0.12	EV	292,400	468,100	760,500	760,500	100	05/04/2018	A	15	2A	1,845	1	1910	C	VG	11%				1.00
1-91-0	15 HARDY RD	1	101	0.11	EV	284,100	543,700	827,800	827,800	745,000	06/26/2020	O	15	2A	2,313	1	1910	C+	VG	11%				1.00
19-161-0	3-5 CEDAR HILL TR	1	104	0.11	OA	259,600	695,100	954,700	954,700	100	10/04/2021	F	13	2H	3,646	2	1910	C+	VG	11%				1.00
19-167-0	25 CEDAR HILL TR	1	101	0.11	OA	262,000	304,600	566,600	566,600	1	11/10/1998	A	15	2	1,861	1	1910	C	AG	27%				1.00
1-97-0	23 25 THOMAS RD	1	105	0.12	EG	291,900	378,400	670,300	670,300	252,000	06/09/2000		12	2A	2,579	3	1910	C	AV	32%				1.00
19-73-0	20 GREENWOOD TR	1	101	0.28	EG	378,600	541,800	920,400	920,400	1	12/18/2012	A	15	2A	2,229	1	1910	B-	GD	22%				1.00
1-98-0	19 THOMAS RD	1	101	0.11	EG	287,000	284,900	571,900	571,900	395,000	05/27/2004		15	1T	1,439	1	1910	C	AV	32%				1.00
19-92-0	9 BAY VIEW AV	1	104	0.16	OG	360,100	902,900	1,263,000	1,263,000	849,500	07/30/2019	O	15	2	3,621	2	1910	B	EX	3%				1.00
20-143-0	6 BAY VIEW DR	1	101	0.14	OG	325,300	509,900	835,200	835,200	595,000	05/23/2014		15	2A	1,850	1	1910	C+	VG	11%				1.00
20-155-0	57 MAGNOLIA RD	1	101	0.13	EG	295,200	270,000	565,200	565,200	385,000	11/15/2002		6	2A	1,632	1	1910	C	AV	32%			0%	1.00
20-41-0	20 ASPEN RD	1	101	0.09	EG	273,500	412,200	685,700	685,700	205,500	05/19/1998		15	1T	1,840	1	1910	C	VG	11%			0%	1.00
20-80-0	6 PROSPECT AV	1	101	0.11	EG	288,800	388,600	677,400	677,400	420,000	09/30/2004		15	2	1,775	1	1910	C	VG	11%			0%	1.00
2-11-0	145 ELMWOOD RD	1	101	0.16	EG	312,300	662,800	975,100	975,100	775,300	12/02/2019	O	15	2A	2,703	1	1910	B	VG	11%				1.00
2-117-0	15 LAWRENCE TR	1	104	0.17	OG	330,500	532,500	863,000	863,000	875,000	07/17/2020		12	2	2,231	2	1910	C+	GD	22%				1.00
2-12-0	149 ELMWOOD RD	1	101	0.14	EG	303,300	413,700	717,000	717,000	190,000	11/13/1992		15	2A	2,383	1	1910	C+	GD	22%				1.00
21-20-0	73 PURITAN RD	1	104	0.20	OD	730,200	448,200	1,178,400	1,178,400	308,000	07/18/1995		13	2H	3,646	2	1910	C	AV	32%				1.00
2-13-0	153 ELMWOOD RD	1	101	0.13	EG	295,100	492,900	788,000	788,000	1	08/23/2019	H	15	2H	2,294	1	1910	C+	VG	11%				1.00
2-14-0	155 ELMWOOD RD	1	101	0.10	EG	281,000	315,000	596,000	596,000	555,000	04/03/2019		15	2A	1,938	1	1910	C+	AV	32%				1.00
2-149-0	17 BLANEY ST	1	101	0.14	EG	304,600	314,400	619,000	619,000	552,000	07/01/2020		15	1T	1,221	1	1910	C	GD	22%				1.00
2-154-0	43 BLANEY ST	1	104	0.07	EG	266,200	348,400	614,600	614,600	365,000	07/09/2015		13	2H	1,790	2	1910	C	AV	32%				1.00
2-155-0	49 BLANEY ST	1	101	0.06	EG	261,500	311,100	572,600	572,600	147,000	06/07/1993		15	2A	1,631	1	1910	C	GD	22%				1.00
2-155B-0	45 BLANEY ST	1	104	0.06	EG	260,200	406,200	666,400	666,400	651,500	12/21/2020		13	2T	1,837	2	1910	C	GD	22%				1.00

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			Acres	NBC															Cn	Ph	F	E	S/O
2-158-0	37 REDINGTON ST	1	101	0.06	EG	245,600	312,800	558,400	558,400	249,000	07/14/2000		15	2	1,551	1	1910	C	GD 22%	5%	1.00		
2-16-0	4 SHERIDAN RD	1	101	0.04	EG	224,000	279,200	503,200	503,200	607,500	04/28/2022		15	1T	1,167	1	1910	C	GD 22%		1.00		
2-163-0	17 ROCKLAND ST	1	104	0.15	EG	308,800	496,700	805,500	805,500	1	02/22/2017	A	13	2H	3,509	2	1910	C	GD 22%		1.00		
2-19-0	70 REDINGTON ST	1	104	0.15	EG	307,900	448,900	756,800	756,800	605,000	05/29/2019	O	13	2A	2,164	2	1910	C	AG 27%		1.00		
22-21-0	834 HUMPHREY ST	1	101	0.15	XV	265,800	451,200	717,000	717,000	529,000	12/16/2016		15	2A	2,127	1	1910	C	GV 16%		1.00		
22-22-0	832 HUMPHREY ST	1	101	0.16	XV	268,900	401,000	669,900	669,900	635,000	03/31/2020		15	2A	2,522	1	1910	C+	GD 22%		1.00		
22-24-0	15 ORCHARD RD	1	101	0.19	EG	327,400	403,200	730,600	730,600	620,000	06/27/2019		15	2	1,630	1	1910	C+	GD 22%		1.00		
2-23A-0	10 STONE CT	1	104	0.14	EG	300,300	379,300	679,600	679,600		10/12/1990	F	12	1T	1,521	2	1910	C	GV 16%	5%	1.00		
2-27-0	20 REDINGTON ST	1	934	1.39	CG	1,207,300	3,500,900	4,708,200	4,708,200		05/26/1911		58	3	45,054	1	1910	B	AG 32%		1.00		
2-31-0	79 REDINGTON ST	1	104	0.12	EG	293,100	431,300	724,400	724,400	318,000	08/21/2015	H	13	2H	2,368	2	1910	C	AV 32%		1.00		
2-32-0	83 85 REDINGTON ST	1	104	0.12	EG	290,800	373,500	664,300	664,300	725,000	07/15/2021	O	13	2A	2,529	2	1910	C	FA 37%	0%	1.00		
23-64-0	85 KENSINGTON LN	1	101	0.13	EG	298,700	276,000	574,700	574,700	1	05/27/2005	A	15	2A	1,427	1	1910	C	AV 32%		1.00		
2-38-0	111 REDINGTON ST	1	101	0.08	EG	269,600	310,200	579,800	579,800	610,000	04/18/2023		15	2	1,640	1	1910	C	GD 22%		1.00		
2-40-0	60 KING ST	1	101	0.09	EG	277,800	328,700	606,500	606,500	250,000	07/23/2008		15	1T	1,505	1	1910	C	GD 22%		1.00		
24-38-0	643 HUMPHREY ST	1	101	0.12	XA	209,800	380,300	590,100	590,100	1	10/26/2021	A	15	2	1,400	1	1910	C	GD 22%		1.00		
24-6-0	55 PURITAN LN	1	101	1.28	OE	2,164,200	3,780,000	5,944,200	5,944,200	2,800,000	06/16/2004	D	10	2H	10,368	1	1910	AA+	EX 3%		1.00		
25-43-0	448 PURITAN RD	1	101	0.15	OG	350,700	439,300	790,000	790,000	896,000	05/06/2022		6	2	2,272	1	1910	C+	GV 16%		1.00		
2-59-0	39 KING ST	1	101	0.07	EG	264,300	260,200	524,500	524,500	425,000	05/03/2022	A	15	1T	1,388	1	1910	C	AV 32%		1.00		
2-60-0	41 KING ST	1	101	0.15	EG	307,300	392,800	700,100	700,100	1	06/24/2003	A	15	2	1,745	1	1910	C	VG 11%		1.00		
2-67-0	62 ROCKLAND ST	1	101	0.16	EG	313,400	609,700	923,100	923,100	729,000	06/21/2016		15	2	2,637	1	1910	B	GV 16%		1.00		
26-90-0	1 GALLOUPES TR	1	101	0.29	OG	434,500	642,200	1,076,700	1,076,700	999,000	09/30/2019		15	2A	3,464	1	1910	B+	AG 27%		1.00		
26-99-0	2 TUPELO RD	1	101	0.44	OG	526,300	399,800	926,100	926,100	664,000	09/24/2018	O	15	2	2,688	1	1910	B-	AG 27%10%		1.00		
2-7-0	129 ELMWOOD RD	1	101	0.12	EG	289,900	239,700	529,600	529,600	268,000	05/29/2012		15	2	1,431	1	1910	C	AV 32%10%		1.00		
27-10-0	25 HARRISON AV	1	101	0.10	MV	294,600	352,800	647,400	647,400	100	08/25/2009	A	15	1T	2,019	1	1910	C	GD 22%		1.00		
27-12-0	39 SALEM ST	1	101	0.15	XG	254,500	545,800	800,300	800,300	640,000	12/01/2017		15	2A	2,788	1	1910	C+	VG 11%		1.00		
27-40-0	990 HUMPHREY ST	1	013	0.29	XV	328,000	480,100	808,100	808,100	1	06/25/2008	A	52	2	4,425	2	1910	C	AV 32%		1.00		
28-45-0	33 MANTON RD	1	101	0.23	EE	349,400	845,000	1,194,400	1,194,400	820,000	11/26/2007		15	2H	3,129	1	1910	B+	VG 11%		1.00		
28-65-0	10 CLARKE RD	1	101	0.29	EE	380,100	418,900	799,000	799,000	775,000	01/20/2023		15	2A	2,166	1	1910	B	AV 32%		1.00		
2-9-0	137 ELMWOOD RD	1	101	0.18	EG	322,100	598,700	920,800	920,800	677,500	08/28/2015		15	2HST	3,455	1	1910	B-	GD 22%		1.00		
29-13-0	849 HUMPHREY ST	1	101	0.22	XV	296,300	794,500	1,090,800	1,090,800	1	10/22/2020	A	6	2A	2,802	1	1910	A-	VG 11%		1.00		
29-15-0	4 PALMER AV	1	101	0.25	EE	359,800	563,100	922,900	922,900	1	02/27/2023		15	2H	3,072	1	1910	B+	AV 32%		1.00		
29-17-0	16 PALMER AV	1	101	0.35	EE	412,700	1,079,500	1,492,200	1,492,200	1,755,000	09/15/2022		15	2A	3,804	1	1910	A	GV 16%	0%	1.00		
29-22-0	5 OCEAN AV	1	101	0.46	XE	431,900	935,300	1,367,200	1,367,200	1	01/19/2000	A	6	2A	4,332	1	1910	A	VG 11%		1.00		
2-93-1	33 ROCKLAND ST 1	1	102	0.00	RO	0	654,200	654,200	654,200	600,000	02/27/2020		8	2H	2,694	1	1910	B	GD 27%		1.00		
2-93-2	33 ROCKLAND ST 2	1	102	0.00	RO	0	431,600	431,600	431,600	400,000	02/27/2020		8	2H	791	1	1910	B	GD 27%		1.00		
2-93-3	33 ROCKLAND ST 3	1	102	0.00	RO	0	466,200	466,200	466,200	100	07/18/2013	F	8	2H	1,027	1	1910	B	GD 27%		1.00		
29-40-0	945 HUMPHREY ST	1	101	0.27	XV	317,200	611,000	928,200	928,200	758,000	11/26/2018		6	2A	2,344	1	1910	B+	GD 22%		1.00		
3-119-0	189 BURRILL ST	1	102	0.00	CD	0	448,200	448,200	448,200	445,000	02/17/2021		99	2H	1,012	1	1910	B-	GV 16%		1.00		
3-119C-0	189 BURRILL ST	1	102	0.00	CD	0	366,500	366,500	366,500	320,000	10/09/2020		99	2H	829	1	1910	B-	GV 16%		1.00		
3-119D-0	189 BURRILL ST	1	102	0.00	CD	0	404,500	404,500	404,500	406,500	11/20/2020		99	2H	985	1	1910	B-	GV 16%		1.00		

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3-128-0	10 NORFOLK AV	1	101	0.16	XG	258,400	354,000	612,400	612,400		05/29/1986		15	2A	1,690	1	1910	C	GD	22%				1.00
3-130-0	16 18 NORFOLK AV	1	104	0.13	XG	245,300	428,800	674,100	674,100	800,000	11/30/2022		13	2A	2,624	2	1910	C	AG	27%				1.00
3-133-0	24 NORFOLK AV	1	101	0.12	XG	239,500	370,800	610,300	610,300	412,000	11/30/2015		15	2A	1,715	1	1910	C	GD	22%	3%			1.00
3-135-0	32 NORFOLK AV	1	101	0.12	XG	239,600	353,700	593,300	593,300		10/29/1985		15	2	2,069	1	1910	C	AG	27%				1.00
3-139-0	48 NORFOLK AV	1	101	0.12	XG	239,800	267,400	507,200	507,200	100	12/16/2019		15	2A	1,611	1	1910	C	AV	32%		5%		1.00
3-14-2	2 4 HURON ST 2	1	102	0.00	HR	0	388,300	388,300	388,300	400,000	09/16/2022		99	2	1,026	1	1910	B	GD	22%				1.00
3-14-4	2 4 HURON ST 4	1	102	0.00	HR	0	442,800	442,800	442,800	335,600	07/31/2018		99	2	1,510	1	1910	B	GD	22%				1.00
3-145-0	11 NORFOLK AV	1	101	0.07	XG	221,100	302,500	523,600	523,600	1	07/21/2008	A	15	2A	1,312	1	1910	C	GD	22%				1.00
3-147-0	21 NORFOLK AV	1	101	0.11	XG	239,300	347,600	586,900	586,900	394,000	06/24/2015		15	2A	1,554	1	1910	C	GD	22%				1.00
3-152-0	43 NORFOLK AV	1	101	0.11	XG	239,300	396,000	635,300	615,500	370,000	06/30/2008		15	2A	1,423	1	1910	C	GV	16%		0%		1.03
3-159-0	6 BERKSHIRE ST	1	101	0.13	EB	269,100	329,400	598,500	598,500		04/22/1977		15	2A	1,898	1	1910	C	GD	22%				1.00
3-1A-0	6 NEW OCEAN ST	1	112	0.13	AA	144,000	234,200	378,200	378,200	1,345,000	11/30/2018	G	83	3	5,135	9	1910	C+	AV	35%		60%		1.00
3-1C-0	14 CURRY CR	1	101	0.03	EF	64,000	96,900	160,900	160,900	620,000	04/28/2023		15	2	1,565	1	1910	C	AV	32%		65%		1.00
3-23-0	52 PINE ST	1	104	0.12	EF	210,100	405,000	615,100	615,100		05/09/1983		13	2A	2,584	2	1910	C	AV	32%				1.00
3-39-0	26 SUPERIOR ST	1	104	0.10	EF	199,400	356,700	556,100	556,100	1	01/08/2021	A	13	2H	2,101	2	1910	C	AV	32%				1.00
3-41A-0	76 PINE ST	1	104	0.11	EF	193,800	341,100	534,900	534,900	100	06/13/2006	F	14	1T	2,515	2	1910	C-	AV	32%				1.00
3-42-0	2 LOMBARD TR	1	101	0.13	EF	201,900	279,700	481,600	481,600	250,000	07/26/2001		15	1T	1,737	1	1910	C	AV	32%				1.00
3-48A-0	94 PINE ST	1	101	0.16	EF	221,600	363,600	585,200	585,200	337,500	07/29/2011		15	2A	1,616	1	1910	C	GD	22%				1.00
3-81-0	144 BURRILL ST	1	101	0.12	EF	197,100	272,200	469,300	469,300		10/26/1976		15	2	1,611	1	1910	C-	GD	22%				1.00
4-103-0	37 HIGHLAND ST	1	101	0.17	EG	300,200	344,800	645,000	645,000	359,800	08/31/2007	G	15	2A	1,682	1	1910	C	GD	22%				1.00
4-104-0	35 HIGHLAND ST	1	101	0.08	EG	268,800	380,700	649,500	649,500	1	06/10/2020	A	15	2A	2,656	1	1910	C	AG	27%				1.00
4-11-0	65 FARRAGUT RD	1	101	0.30	EG	390,200	507,200	897,400	897,400	616,500	06/30/2015		15	2HST	2,082	1	1910	C+	VG	11%				1.00
4-13-0	3 GRANT RD	1	101	0.25	EG	360,200	344,900	705,100	705,100	1	04/24/2001	A	15	2A	2,104	1	1910	C+	AV	32%				1.00
4-138-0	78 GREENWOOD AV	1	101	0.09	EG	273,300	446,700	720,000	720,000	519,000	03/24/2016		15	2A	2,141	1	1910	C+	GD	22%				1.00
4-17-0	35 GRANT RD	1	101	0.14	EG	303,500	274,100	577,600	577,600	1	12/18/2015	A	15	2	1,309	1	1910	C	AV	32%				1.00
4-19-0	43 GRANT RD	1	101	0.09	EG	277,100	305,100	582,200	582,200	405,000	01/23/2015		15	2A	1,708	1	1910	C+	AV	32%				1.00
4-3-0	19 FARRAGUT RD	1	101	0.21	EG	337,200	526,100	863,300	863,300	584,900	11/30/2005		15	2A	2,146	1	1910	C+	VG	11%				1.00
4-30A-0	44 WALKER RD	1	101	0.22	EG	311,200	431,700	742,900	742,900	520,000	09/13/2019	O	6	1T	2,795	2	1910	C	GV	16%				1.00
4-37-0	22 WALKER RD	1	101	0.17	EG	318,700	676,800	995,500	995,500	1	10/24/2022		15	2H	3,464	1	1910	B+	AG	27%				1.00
4-48-0	95 MONUMENT AV	1	101	0.24	EV	353,300	589,200	942,500	942,500	100	07/25/2019	A	15	2A	3,294	1	1910	B+	GD	22%				1.00
4-70-0	7 SHERIDAN RD	1	101	0.13	EG	297,800	369,300	667,100	667,100		12/18/1984		15	2A	1,931	1	1910	C	GD	22%				1.00
4-8-0	47 FARRAGUT RD	1	101	0.17	EG	301,600	420,900	722,500	722,500	775,000	07/28/2021		15	2A	1,947	1	1910	C+	GV	16%				1.00
4-96-0	150 REDINGTON ST	1	101	0.25	EG	358,900	480,500	839,400	839,400	1	06/06/2011	A	15	2A	2,121	1	1910	C	VG	11%				1.00
5-13-0	82 NORFOLK AV	1	104	0.12	XG	241,600	301,200	542,800	542,800	124,000	07/29/1994		13	2A	2,074	2	1910	C	FA	37%		5%	0%	1.00
5-229-0	62 FARRAGUT RD	1	101	0.15	EG	305,500	527,300	832,800	832,800	899,000	11/28/2022		15	2A	2,138	1	1910	C+	VG	11%				1.00
5-48-0	52 MIDDLESEX AV	1	101	0.12	EB	266,500	339,200	605,700	605,700	1	08/05/2013	A	15	2	2,097	1	1910	C	GD	22%				1.00
5-58-0	92 94 MIDDLESEX AV	1	104	0.11	EB	262,300	504,200	766,500	766,500	412,000	02/05/2015		13	2A	3,119	2	1910	C	GD	22%				1.00
5-65-0	55 BERKSHIRE ST	1	101	0.11	EB	260,400	709,700	970,100	970,100	1	09/12/2017	F	15	2	3,207	1	1910	C+	EX	3%				1.00
5-73-0	22 24 HAMPDEN ST	1	104	0.14	EB	276,400	564,700	841,100	841,100	100	07/25/2013	A	13	2A	3,669	2	1910	C	GD	22%				1.00
6-100-0	30 32 MAPLE AV	1	104	0.07	EF	191,000	376,300	567,300	567,300	100	08/13/2020	A	13	2A	2,393	2	1910	C	AV	32%				1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---				E S/O	Ratio
6-103-0	31 MAPLE AV	1	101	0.04	EF	178,900	406,000	584,900	584,900	525,000	08/06/2020		15	2A	1,742	1	1910	C	VG	11%				1.00
6-104-0	19 MAPLE AV	1	101	0.08	EF	192,400	352,000	544,400	544,400	305,000	08/17/2001		15	2H	2,777	1	1910	C	AG	27%				1.00
6-105-0	15 MAPLE AV	1	101	0.12	EF	210,100	330,000	540,100	540,100	100	07/01/2021	F	15	1T	1,302	1	1910	C	GD	22%				1.00
6-106-0	9 MAPLE AV	1	101	0.06	EF	184,900	297,900	482,800	482,800	355,000	12/18/2015		15	2A	1,522	1	1910	C	GD	22%				1.00
6-107-0	78 COLUMBIA ST	1	101	0.06	EF	186,100	270,900	457,000	457,000	160,000	07/08/1998		15	2H	1,580	1	1910	C	GD	22%	5%			1.00
6-108-0	80 COLUMBIA ST	1	101	0.05	EF	183,100	273,100	456,200	456,200	100	06/29/2022		15	2H	1,377	1	1910	C	GD	22%	5%			1.00
6-109-0	84 COLUMBIA ST	1	101	0.10	EF	201,000	392,800	593,800	593,800	329,500	06/18/2010		15	2A	1,826	1	1910	C	VG	11%	5%			1.00
6-110-0	228 BURRILL ST	1	102	0.00	CD	0	273,000	273,000	273,000	180,000	05/24/2004		99	2H	1,176	1	1910	C+	AV	32%				1.00
6-110A-0	230 BURRILL ST	1	102	0.00	CD	0	293,400	293,400	293,400	1	09/30/1997	F	99	2H	1,500	1	1910	C+	AV	32%				1.00
6-113-0	251 BURRILL ST	1	101	0.13	EF	211,400	341,600	553,000	553,000		10/20/1980		15	2A	2,182	1	1910	C	GD	22%				1.00
6-114-0	255 BURRILL ST	1	101	0.08	EF	194,000	390,200	584,200	584,200	1	02/01/2019		15	2	1,552	1	1910	C	VG	11%				1.00
6-116B-0	259 BURRILL ST	1	104	0.10	XF	199,800	405,400	605,200	605,200	400,000	06/11/2021	A	13	2A	2,523	2	1910	C	AV	32%				1.00
6-116C-0	115 ESSEX ST	1	104	0.14	XF	215,400	403,100	618,500	618,500	1	01/26/2016	H	13	2A	2,498	2	1910	C	AV	32%				1.00
6-122-0	34 ELM PL	1	101	0.24	EF	252,200	283,600	535,800	535,800		12/24/1986		15	2	1,310	1	1910	C	GD	22%	5%			1.00
6-124-0	153 ESSEX ST	1	101	0.13	XF	212,200	457,200	669,400	669,400	699,000	11/17/2022		15	2A	1,843	1	1910	B-	GD	22%				1.00
6-166-0	1 ESSEX TR	1	101	0.10	XF	200,900	277,200	478,100	478,100	350,000	09/30/2004		15	2	1,832	1	1910	C	AV	32%				1.00
6-17-0	50 BEACH AV	1	104	0.14	EF	216,900	466,600	683,500	683,500		07/07/1978		12	2	2,174	2	1910	C	GV	16%				1.00
6-205-0	34 PITMAN RD	1	101	0.08	EF	194,200	415,200	609,400	609,400	525,000	06/27/2019		15	1T	1,673	1	1910	C	VG	11%	5%			1.00
6-216-1	18 20 BURPEE RD 1	1	102	0.00	CD	0	355,600	355,600	355,600	125,000	02/06/2009	A	99	2	970	1	1910	C	AV	32%				1.00
6-216-2	18 20 BURPEE RD 2	1	102	0.00	CD	0	380,400	380,400	380,400	415,000	04/01/2022		99	2	1,071	1	1910	C	AV	32%				1.00
6-23-0	15 ESSEX ST	1	101	0.08	XF	192,800	242,700	435,500	435,500	285,000	07/23/2003		15	1T	1,376	1	1910	C	FA	37%				1.00
6-24-0	67 BEACH AV	1	101	0.05	EF	179,800	249,900	429,700	429,700	363,000	06/25/2018		15	1T	1,066	1	1910	C	AG	27%				1.00
6-25-0	63 BEACH AV	1	101	0.07	EF	189,900	252,600	442,500	442,500	1	11/21/2003	A	15	1T	1,338	1	1910	C	AV	32%				1.00
6-27-0	55 BEACH AV	1	104	0.14	EF	217,200	425,800	643,000	643,000	1	06/21/1994	F	13	2A	2,983	2	1910	C	AV	32%				1.00
6-68-0	28 30 ESSEX AV	1	104	0.15	EF	217,800	463,000	680,800	680,800	372,000	02/25/2003		13	2	2,328	2	1910	C	GD	22%				1.00
6-86-0	24 MAPLE AV	1	101	0.10	EF	202,000	260,900	462,900	462,900	100	08/07/2020	A	15	1T	1,400	1	1910	C	AV	32%				1.00
6-91-1	89 91 ESSEX ST 1	1	102	0.00	CD	0	304,800	304,800	304,800	234,900	12/15/2017		99	1	1,076	1	1910	C+	GD	22%				1.00
6-91-2	89 91 ESSEX ST 2	1	102	0.00	CD	0	406,100	406,100	406,100	265,000	04/29/2016		99	1A	2,029	1	1910	C+	GD	22%				1.00
6-92-0	93 ESSEX ST	1	104	0.08	XF	194,500	376,100	570,600	570,600	10	11/20/2019		13	2A	2,692	2	1910	C	AV	32%				1.00
6-95-0	252 BURRILL ST	1	104	0.08	EF	191,200	405,200	596,400	596,400	10	11/08/2004	F	13	2A	2,828	2	1910	C	AV	32%				1.00
7-26-0	14 TIDD ST	1	101	0.26	EF	249,400	301,300	550,700	550,700	138,000	10/20/2010	H	15	1T	1,136	1	1910	C	GD	22%				1.00
7-81-0	57 JESSIE ST	1	105	0.11	EF	206,100	444,000	650,100	650,100	1	10/15/2019		12	2H	1,840	3	1910	C	GD	22%				1.00

Subtotals for: 1910

Current Total: 136,403,000
Previous Assessment: 136,387,300

Total Acres: 25.58
Finished Area: 453,907

Sale Price: 93,872,661
Parcel Count: 193

Average Assessment: 706,751
Assessment vs Previous: 1.00

Year Built: 1911

19-82-0	27 GREENWOOD TR	1	101	0.12	EG	289,800	268,100	557,900	557,900	1	02/18/2022		15	2	1,578	1	1911	C+	FA	37%				1.00
20-135-0	28 MILLETT RD	1	101	0.15	XG	252,600	472,100	724,700	724,700	458,000	08/21/2015		15	2A	2,040	1	1911	C+	GV	16%				1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratic
21-5-0	42 44 SCULPIN WY	1	104	0.10	EG	281,400	412,500	693,900	693,900	402,000	08/02/2013	14	2	2,528	2	1911	C	AV	32%			1.00
26-111-0	27 JUNIPER RD	1	101	0.22	OV	415,500	432,200	847,700	847,700	695,000	07/06/2018	V	19	1	2,870	1	1911	B-	AG	27%		1.00
26-122-0	54 TUPELO RD	1	101	1.11	OE	2,128,200	1,203,700	3,331,900	3,331,900	100	07/24/2008	G	10	2	7,191	1	1911	A	AG	27%		1.00
26-126-0	53 TUPELO RD	1	101	0.90	OD	1,303,000	750,300	2,053,300	2,053,300	1	01/18/2018	A	6	2T	5,260	1	1911	B	GD	22%		1.00
28-48-0	20 MANTON RD	1	101	0.24	EE	353,000	729,000	1,082,000	1,082,000		08/14/1981		15	2A	3,842	1	1911	B+	GD	22%		1.00
29-14-0	2 PALMER AV	1	101	0.22	EE	345,600	625,900	971,500	971,500	100	06/14/2016	A	15	2A	2,859	1	1911	B+	AG	27%		1.00
30-4-0	35 ATLANTIC AV	1	101	0.52	XE	461,300	697,500	1,158,800	1,158,800	937,500	08/15/2018		6	2A	3,202	1	1911	B+	GD	22%		1.00
31-31-0	21 MOSTYN ST	1	101	0.28	EE	377,900	936,700	1,314,600	1,282,300	732,500	03/25/2020	O	15	2T	3,665	1	1911	B+	VG	11%	0%	1.03
33-3-0	149 ATLANTIC AV	1	101	1.46	XE	584,500	1,460,700	2,045,200	2,045,200	100	10/27/2016	A	6	3	6,306	1	1911	A+	VG	11%		1.00
4-97-0	2 DEVENS RD	1	101	0.41	EG	447,400	557,100	1,004,500	1,004,500	1	12/06/2002	A	15	2A	3,063	1	1911	B+	AG	27%		1.00
7-28-0	11 TIDD ST	1	101	0.13	EF	210,500	233,200	443,700	443,700	1	03/28/2002	A	15	1T	1,330	1	1911	C-	AG	27%		1.00

Subtotals for: 1911

Current Total: 16,229,700

Previous Assessment: 16,197,400

Total Acres: 5.85

Finished Area: 45,733

Sale Price: 3,225,304

Parcel Count: 13

Average Assessment: 1,248,438

Assessment vs Previous: 1.00

Year Built: 1912

1-130-0	30 PHILLIPS ST	1	104	0.23	EG	351,700	414,700	766,400	766,400	1	08/26/2015	H	12	2H	3,423	3	1912	C	AV	32%		1.00
1-131-0	34 PHILLIPS ST	1	102	0.00	CD	0	366,400	366,400	366,400	1	03/27/2023		99	2A	1,566	1	1912	C	GD	22%		1.00
1-131A-0	14 CLAREMONT TR	1	102	0.00	CD	0	507,800	507,800	507,800	10	09/30/2022		99	2A	2,197	1	1912	C+	GD	22%		1.00
1-147-0	1 OCEANSIDE TR	1	101	0.09	EG	259,400	373,700	633,100	633,100	679,000	08/24/2018	V	15	2	1,860	1	1912	C	GD	22%		1.00
1-148-0	3 OCEANSIDE TR	1	101	0.07	EG	251,400	55,800	307,200	307,200	679,000	08/24/2018	V	4	1	417	1	1912	D	GD	22%30%		1.00
1-149-0	5 OCEANSIDE TR	1	101	0.11	EG	274,200	272,900	547,100	547,100	1	09/08/2020	A	15	2A	1,680	1	1912	C	AV	32%		1.00
14-61-1	69 71 STETSON AV	1	102	0.00	CD	0	318,500	318,500	318,500	321,000	11/03/2022		99	2H	1,007	1	1912	B-	GD	22%		1.00
14-61-2	69 71 STETSON AV	1	102	0.00	CD	0	440,300	440,300	440,300	319,000	10/18/2005		99	2H	2,265	1	1912	B-	GD	22%		1.00
20-52-0	62 OCEAN VIEW RD	1	101	0.11	OA	263,800	399,400	663,200	663,200	550,000	12/26/2019		6	2A	1,448	1	1912	C+	GD	22%		1.00
20-53-0	60 OCEAN VIEW RD	1	101	0.10	OA	258,500	377,300	635,800	635,800	1	01/19/2023		15	2A	1,851	1	1912	C+	GD	22%		1.00
20-84-0	1 ARBUTUS RD	1	101	0.12	EG	290,700	322,200	612,900	612,900		10/03/1972		6	2A	2,023	1	1912	C	AV	32%	0%	1.00
2-1931-0	201 HUMPHREY ST	1	102	0.00	HM	0	1,879,800	1,879,800	1,879,800	950,000	09/14/2007		99	2A	4,063	1	1912	A-	VG	11%		1.00
2-1932-0	205 HUMPHREY ST	1	102	0.00	HM	0	873,300	873,300	873,300	1	02/21/2020	A	99	2	985	1	1912	A-	GD	22%		1.00
2-1933-0	203 HUMPHREY ST	1	102	0.00	HM	0	806,500	806,500	806,500	750,000	08/28/2020		99	2	1,241	1	1912	A-	AV	32%		1.00
27-33-0	8 STEARNS ST	1	101	0.11	MV	305,300	329,000	634,300	634,300	1	12/14/1990	A	15	2	1,268	1	1912	C	GD	22%		1.00
28-5-0	4 FRANCIS RD	1	101	0.21	XV	289,300	554,900	844,200	844,200	555,000	06/21/2013		6	2A	2,278	1	1912	B+	GD	22%		1.00
28-57-0	43 BEACH BLUFF AV	1	101	0.28	EE	374,500	989,700	1,364,200	1,364,200	1,450,143	06/25/2021		15	2	3,943	1	1912	B+	GV	16%	0%	1.00
3-141A-0	52 NORFOLK AV	1	101	0.05	XG	209,700	386,500	596,200	596,200	525,000	10/02/2019		15	2	1,484	1	1912	C	GV	16%		1.00
3-98A-0	2 PARADISE RD	1	325	0.06	CA	150,300	124,500	274,800	274,800	415,000	05/19/2022		78	1	1,071	2	1912	C	AG	32%		1.00
7-111-0	28 CRESCENT ST	1	101	0.10	EF	198,800	275,100	473,900	473,900	358,500	09/27/2019		15	1T	1,134	1	1912	C	GD	22%		1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
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Subtotals for: 1912

Current Total: 13,545,900
Previous Assessment: 13,545,900

Total Acres: 1.64
Finished Area: 37,204

Sale Price: 7,551,659
Parcel Count: 20

Average Assessment: 677,295
Assessment vs Previous: 1.00

Year Built: 1913

1-21-0	103 BURRILL ST	1	101	0.22	XA	244,800	405,900	650,700	650,700	732,000	11/16/2022	15	1T	1,705	1	1913	C	GV	16%			1.00
16-2-0	8 BANKS RD	1	101	0.17	EG	319,700	433,200	752,900	752,900	530,000	02/03/2017	F	15	2H	2,420	1	1913	C	GD	22%		1.00
16-27-0	80 WALKER RD	1	101	0.09	EG	276,400	328,000	604,400	604,400	1	05/22/2006	A	15	2A	1,907	1	1913	C	AG	27%		1.00
16-32-0	97 FARRAGUT RD	1	101	0.11	EG	286,500	347,900	634,400	634,400		09/04/1986		15	2A	1,752	1	1913	C+	GD	22%		1.00
19-195-0	23 PURITAN RD	1	101	0.08	OD	587,600	405,400	993,000	993,000	615,000	01/09/2014	O	15	2A	2,256	1	1913	C	GD	22%		1.00
2-141-0	6 FULLER TR	1	101	0.10	OA	255,200	332,400	587,600	587,600	1	11/25/2003	A	15	2	1,875	1	1913	C+	AG	27%		1.00
27-32-0	6 STEARNS ST	1	101	0.11	MV	305,300	476,500	781,800	781,800	100	03/05/2018	A	15	2A	2,067	1	1913	C	VG	11%		1.00
28-33-0	42 STANWOOD RD	1	101	0.52	EE	504,500	808,900	1,313,400	1,313,400	799,000	02/19/2016	O	15	2	3,084	1	1913	B	VG	11%		1.00
3-30-0	6 SUPERIOR ST	1	104	0.12	EF	207,100	391,600	598,700	598,700	1	10/30/2014	F	12	2	2,028	1	1913	C	GD	22%		1.00
4-120-0	163 REDINGTON ST	1	101	0.13	EG	297,100	314,400	611,500	611,500		01/28/1977		15	2A	1,910	1	1913	C	AG	27%		1.00
5-139-0	158 NORFOLK AV	1	101	0.11	XG	237,400	303,100	540,500	540,500		10/23/1978		15	2	1,832	1	1913	C	AG	27%		1.00

Subtotals for: 1913

Current Total: 8,068,900
Previous Assessment: 8,068,900

Total Acres: 1.76
Finished Area: 22,835

Sale Price: 2,676,103
Parcel Count: 11

Average Assessment: 733,536
Assessment vs Previous: 1.00

Year Built: 1914

11-409-0	49 SAMPSON AV	1	101	0.57	MA	307,300	333,400	640,700	640,700	1	12/31/2004	A	19	1	1,806	1	1914	C	GD	22%		1.00
13-62-0	108 EASTMAN AV	1	101	0.09	EA	197,500	318,100	515,600	515,600	1	08/04/2021	A	15	1T	858	1	1914	C	GV	16%		1.00
1-49-0	14 SHAW RD	1	101	0.12	EG	293,700	359,000	652,700	652,700	489,000	07/28/2004		15	2A	1,926	1	1914	C	GD	22%		1.00
16-20-0	14 BREWSTER TR	1	101	0.10	EG	283,000	348,800	631,800	631,800	380,000	07/31/2006		15	2	1,586	1	1914	C	GD	22%		1.00
16-21-0	90 WALKER RD	1	101	0.09	EG	277,600	434,800	712,400	712,400	570,000	04/11/2017		15	2A	1,664	1	1914	C+	GD	22%		1.00
20-112-0	78 ASPEN RD	1	101	0.27	EG	373,300	338,800	712,100	712,100	603,000	12/11/2020		15	2	1,416	1	1914	C	GV	16%		1.00
20-122-0	38 OCEAN VIEW RD	1	101	0.12	OA	264,800	382,700	647,500	647,500	177,000	03/15/1993	O	6	2	2,171	1	1914	C+	GD	22%		1.00
20-51-0	68 OCEAN VIEW RD	1	101	0.34	OA	376,000	684,000	1,060,000	1,060,000	675,000	08/15/2008		6	2A	3,021	1	1914	B	VG	11%		1.00
31-21-0	15 EULOW ST	1	101	0.26	EE	365,800	1,012,800	1,378,600	1,378,600	1,425,000	12/02/2021		15	2A	3,139	1	1914	A	VG	11%		1.00
31-9E-0	138 BEACH BLUFF AV	1	101	0.39	EE	433,700	992,600	1,426,300	1,426,300	1,350,000	07/26/2019		15	2	5,894	1	1914	B+	VG	11%		1.00
4-139-0	76 GREENWOOD AV	1	101	0.10	EG	278,400	533,200	811,600	811,600	100	02/18/2022		15	2A	2,382	1	1914	C+	VG	11%		1.00
4-58A-0	148 ELMWOOD RD	1	101	0.31	EG	374,700	504,200	878,900	862,000	460,000	10/30/2015	V	15	2A	3,482	1	1914	C+	GD	22%		1.02
4-98-0	14 DEVENS RD	1	101	0.22	EG	345,900	632,500	978,400	978,400	1,007,000	01/17/2023		15	2	2,352	1	1914	B	VG	11%		1.00
6-67-1	24 26 ESSEX AV	1	102	0.00	CD	0	392,500	392,500	392,500	1	11/04/2021	A	99	2A	1,319	1	1914	B+	GD	22%		1.00
6-67-2	24 26 ESSEX AV	1	102	0.00	CD	0	488,800	488,800	488,800	448,000	09/14/2020		99	2A	2,245	1	1914	B+	GD	22%		1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
Subtotals for: 1914																							
Current Total:		11,927,900			Total Acres:		2.99		Sale Price:		7,584,103		Average Assessment:		795,193								
Previous Assessment:		11,911,000			Finished Area:		35,261		Parcel Count:		15		Assessment vs Previous:		1.00								
Year Built:		1915																					
10-34-0	62 WINDSOR AV	1	101	0.13	MA	229,500	247,800	477,300	477,300	130,000	04/30/1991		15	1T	1,008	1	1915	C	AG	27%		1.00	
11-359-0	150 WINDSOR AV	1	101	0.27	MA	286,900	236,600	523,500	523,500	500,000	11/24/2021		15	2	1,453	1	1915	C-	AV	32%		1.00	
1-156-0	11 EASTERN AV	1	105	0.07	XG	152,400	246,000	398,400	398,400	1	07/08/2003	A	12	2H	2,586	3	1915	C	GV	16%	50%	1.00	
13-112-0	26 MINERVA ST	1	101	0.23	EA	250,000	312,200	562,200	562,200	300,000	07/26/2001		15	2A	1,732	1	1915	C	GD	22%		1.00	
13-125-0	351 ESSEX ST	1	104	0.11	XF	204,500	419,600	624,100	624,100	1	12/28/2011	A	12	2	2,140	2	1915	C	GD	22%	5%	1.00	
13-130-0	350 ESSEX ST	1	101	0.06	XF	186,700	217,000	403,700	403,700	325,000	01/03/2020	O	15	2	1,405	1	1915	C	FA	37%	5%	1.00	
13-131-0	346 ESSEX ST	1	101	0.10	XF	200,500	317,400	517,900	517,900	565,000	04/29/2022		15	2	1,471	1	1915	C	AG	27%	5%	1.00	
13-132-0	342 ESSEX ST	1	101	0.09	XF	196,600	256,700	453,300	453,300	510,000	08/19/2021		15	2A	1,497	1	1915	C	AV	32%	5%	1.00	
13-147-0	337 ESSEX ST	1	101	0.12	XF	209,900	246,200	456,100	456,100	1	06/21/2022		2	1A	1,377	1	1915	C	AV	32%		1.00	
13-31-0	20 EASTMAN AV	1	101	0.17	EA	228,600	265,800	494,400	494,400	100	02/22/2018	A	15	1A	1,472	1	1915	C	AV	32%		1.00	
14-12-0	112 STETSON AV	1	101	0.12	XG	242,900	283,700	526,600	526,600	180,000	11/30/1989		15	2A	1,392	1	1915	C	GD	22%	5%	1.00	
14-17-0	130 STETSON AV	1	104	0.12	XG	240,800	410,600	651,400	651,400	349,000	11/26/2008		13	2	2,456	2	1915	C	AG	27%	5%	1.00	
14-67A-0	30 FRANKLIN AV	1	101	0.09	EB	251,600	406,200	657,800	657,800		11/19/1985		15	2	2,088	1	1915	C	GD	22%		1.00	
14-68-0	60 62 FRANKLIN AV	1	104	0.11	EB	250,800	563,100	813,900	813,900	571,000	12/16/2016		13	2A	2,520	2	1915	C	GV	16%		1.00	
14-7-0	92 STETSON AV	1	101	0.13	XG	243,800	246,500	490,300	490,300	503,789	04/29/2021		15	2	1,276	1	1915	C	GD	22%	5%	1.00	
14-79-0	34 FRANKLIN AV	1	101	0.10	EB	254,400	295,200	549,600	549,600	1	11/21/2019		15	2	1,550	1	1915	C	AV	32%		1.00	
14-8-0	98 STETSON AV	1	104	0.13	XG	243,900	490,200	734,100	734,100	145,000	06/16/1997		13	2T	3,267	2	1915	C	AG	27%	5%	1.00	
14-81-0	46 FRANKLIN AV	1	101	0.25	EB	331,200	303,500	634,700	634,700		09/21/1989	A	15	2	1,478	1	1915	C	GD	22%		1.00	
14-87-0	80 FRANKLIN AV	1	101	0.11	EB	264,000	336,100	600,100	600,100	389,000	07/30/2015		15	1T	1,498	1	1915	C	AG	27%		1.00	
15-10-0	177 WALKER RD	1	101	0.16	XG	261,000	399,600	660,600	660,600	235,000	04/30/1999		15	2	2,008	1	1915	C+	GD	22%		1.00	
15-12-0	24 MOUNTWOOD RD	1	101	0.46	EG	472,500	713,100	1,185,600	1,185,600	810,000	02/13/2017		6	2	3,204	1	1915	B	VG	11%		1.00	
15-17-0	54 MOUNTWOOD RD	1	101	0.30	EG	367,000	429,700	796,700	796,700	1	08/25/2021	A	6	2A	1,860	1	1915	B-	GD	22%		1.00	
15-23-0	31 MOUNTWOOD RD	1	101	0.63	EG	563,700	965,600	1,529,300	1,529,300	511,000	12/16/2015	H	15	2T	4,155	1	1915	B	EX	3%		1.00	
15-7-0	145 WALKER RD	1	101	0.24	XG	296,100	365,000	661,100	661,100	365,000	04/30/2010		15	1T	2,104	1	1915	C	GD	22%		1.00	
16-104-0	88 BANKS RD	1	101	0.35	EG	415,000	546,500	961,500	961,500	10	03/25/2022		6	2A	2,946	1	1915	B-	GD	22%		1.00	
16-17-0	96 WALKER RD	1	101	0.22	EG	344,300	329,300	673,600	673,600		08/20/1976		15	2A	1,690	1	1915	C	AV	32%		1.00	
16-172-0	109 BANKS RD	1	101	0.09	EG	274,600	379,400	654,000	654,000	175,000	11/13/1992		15	2A	1,759	1	1915	C+	GD	22%		1.00	
16-19-0	12 BREWSTER TR	1	101	0.17	EG	317,700	304,600	622,300	622,300	375,000	08/06/2004		15	2A	1,551	1	1915	C	AV	32%		1.00	
16-35-0	87 FARRAGUT RD	1	101	0.12	EG	292,200	364,900	657,100	657,100	380,000	05/20/2010		15	2H	1,856	1	1915	C+	GD	22%		1.00	
16-36-0	8 GRANT RD	1	101	0.21	EG	339,500	406,600	746,100	746,100	254,500	08/15/1996		15	2A	2,190	1	1915	C+	GD	22%		1.00	
16-41-0	25 BANKS RD	1	101	0.11	EG	288,500	359,500	648,000	648,000	398,200	12/24/2003		15	2A	1,878	1	1915	C	GD	22%		1.00	
16-56-0	59 WALKER RD	1	101	0.17	EG	301,900	325,800	627,700	627,700	953,000	04/28/2023		15	2A	2,171	1	1915	C	AV	32%		1.00	
16-60-0	55 DEVENS RD	1	101	0.30	EG	386,500	314,200	700,700	700,700	440,000	03/31/2010	G	15	2A	1,799	1	1915	C	AV	32%		1.00	
16-64-0	31 DEVENS RD	1	101	0.19	EG	327,800	357,400	685,200	685,200	302,500	08/31/1999		15	2H	2,214	1	1915	C	GD	22%		1.00	

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Town of Swampscott

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
16-89-0	30 BANKS TR	1	101	0.18	EG	321,100	231,500	552,600	552,600	315,000	11/14/2014		5	1H	1,133	1	1915	C	AG	27%				1.00
16-97-0	19 BANKS TR	1	101	0.13	EG	268,600	266,100	534,700	534,700	382,500	10/30/2015		15	1T	1,096	1	1915	C	GD	22%				1.00
1-84-0	18 HARDY RD	1	101	0.09	EV	276,300	411,500	687,800	687,800	523,000	07/29/2016		15	2H	2,309	1	1915	C	GD	22%				1.00
19-128-0	57 MILLETT RD	1	101	0.14	OA	275,200	301,100	576,300	576,300	460,000	06/29/2017		15	2	1,605	1	1915	C	AV	32%				1.00
19-20-0	50 SHERWOOD RD	1	101	0.18	EG	320,900	258,000	578,900	578,900	315,000	02/29/2008		15	2	1,349	1	1915	C	AV	32%				1.00
19-207-0	24 26 SCULPIN WY	1	104	0.09	EG	276,500	469,200	745,700	745,700	1	01/17/2014	F	13	2A	2,373	2	1915	C	GD	22%				1.00
19-4-0	184 ASPEN RD	1	101	0.12	EG	293,000	287,600	580,600	580,600		10/26/1962		6	2A	1,689	1	1915	C	AG	27%				1.00
19-44-0	1 BOND ST	1	101	0.14	EG	304,500	278,400	582,900	582,900	1	09/23/2019		6	2	1,721	1	1915	C	AV	32%				1.00
19-51-0	25 FULLER AV	1	101	0.14	EG	304,000	468,800	772,800	772,800	600,000	06/01/2011	V	6	2A	2,723	1	1915	C+	GD	22%				1.00
19-94-0	15 17 BAY VIEW AV	1	104	0.16	OG	360,000	675,400	1,035,400	1,035,400		12/13/1956		14	2A	3,695	2	1915	B-	GD	22%				1.00
20-108-0	64 ASPEN RD	1	101	0.10	EG	282,600	305,900	588,500	588,500	100	03/12/2008	A	15	2	1,488	1	1915	C	GD	22%				1.00
20-119-0	10 12 OCEAN VIEW RD	1	104	0.12	OA	264,900	559,900	824,800	824,800		11/13/1980		13	2H	3,117	2	1915	C	VG	11%				1.00
20-120-0	14 OCEAN VIEW RD	1	101	0.16	OA	288,300	550,200	838,500	838,500	1	11/06/1998	A	15	3	2,489	1	1915	C+	VG	11%				1.00
20-121-0	20 OCEAN VIEW RD	1	101	0.15	OA	282,600	399,700	682,300	682,300	1	01/15/2016	A	15	2H	2,533	1	1915	C+	GD	22%				1.00
20-126-0	5 OCEAN VIEW RD	1	101	0.34	OG	442,400	401,300	843,700	843,700	215,000	04/23/1993	G	15	1T	2,374	1	1915	B-	AV	32%				1.00
20-129-0	23 OCEAN VIEW RD	1	101	0.14	OG	326,800	382,900	709,700	709,700	10	06/10/2014	A	15	1H	2,318	1	1915	B-	AV	32%				1.00
20-207-0	159 ASPEN RD	1	101	0.11	EG	286,300	384,500	670,800	670,800	422,000	04/01/2008		6	2	1,873	1	1915	C	VG	11%				1.00
20-38-0	37 ASPEN RD	1	101	0.11	EG	285,600	479,800	765,400	765,400	265,000	06/13/1994		15	2	2,335	1	1915	C	VG	11%			0%	1.00
20-83-0	50 SARGENT RD	1	101	0.15	EG	305,900	452,600	758,500	758,500	206,000	08/16/1994		6	2	1,809	1	1915	C	EX	3%				1.00
20-91-0	14 SARGENT RD	1	101	0.10	EG	280,400	306,300	586,700	586,700	525,750	10/03/2016	S	15	2A	1,692	1	1915	C	GD	22%				1.00
20-92-0	6 ARBUTUS RD	1	101	0.11	EG	284,400	343,300	627,700	627,700		12/15/1975		15	2A	1,568	1	1915	C	GD	22%				1.00
23-58-0	55 KENSINGTON LN	1	101	0.10	EG	278,600	307,100	585,700	585,700	354,000	01/16/2019	A	15	2	1,440	1	1915	C	GD	22%				1.00
24-20-0	23 PURITAN LN	1	101	0.16	OG	356,100	610,900	967,000	967,000	100	10/23/2013	A	15	1T	3,571	1	1915	B-	VG	11%				1.00
24-22-0	5 PURITAN LN	1	101	0.23	OG	400,000	766,400	1,166,400	1,166,400	822,600	12/15/2009		6	3	3,270	1	1915	B	EX	3%				1.00
24-31-0	8 LODGE RD	1	101	0.13	EG	294,200	341,400	635,600	635,600	100	02/19/2003	A	15	2	1,485	1	1915	C	GD	22%				1.00
24-33-0	29 LODGE RD	1	101	0.15	EG	305,700	309,600	615,300	615,300	525,000	12/23/2021	O	15	2A	1,528	1	1915	C	AV	32%			0%	1.00
24-35-0	21 LODGE RD	1	101	0.09	EG	275,700	311,600	587,300	587,300	657,000	08/18/2022		15	2A	1,524	1	1915	C	AG	27%				1.00
25-139-0	22 HEMENWAY RD	1	101	0.10	EG	282,600	318,100	600,700	600,700	100	11/23/2012	A	6	2	1,599	1	1915	C	GV	16%				1.00
25-17-0	5 SHELTON RD	1	104	0.11	EG	288,800	365,000	653,800	653,800	387,000	03/28/2014		12	1A	1,893	2	1915	C	AG	27%				1.00
25-24-0	8 SHELTON RD	1	104	0.11	EG	288,800	616,400	905,200	905,200	1	05/04/2023		13	2A	2,608	2	1915	C	GV	16%				1.00
25-25-1	10 SHELTON RD	1	102	0.00	CD	0	396,000	396,000	396,000	395,000	05/19/2023		99	2	912	1	1915	C+	VG	11%				1.00
25-25-2	10 SHELTON RD	1	102	0.00	CD	0	422,900	422,900	422,900	155,000	12/18/2009	S	99	2	986	1	1915	C+	VG	11%				1.00
26-89-0	3 GALLOUPES TR	1	101	0.15	OG	331,900	728,000	1,059,900	1,059,900	1	05/28/2009	H	6	2	2,747	1	1915	B-	EX	1%				1.00
26-91-0	335 PURITAN RD	1	101	0.29	OG	438,300	468,900	907,200	907,200	695,000	05/22/2019		15	1T	1,704	1	1915	B	GD	22%				1.00
27-17-0	25 SALEM ST	1	101	0.18	XG	270,300	439,800	710,100	710,100	225,000	08/22/1997		15	2	2,594	1	1915	C	GD	22%				1.00
27-20-0	63 SALEM ST	1	101	0.13	XG	248,100	400,600	648,700	648,700				15	2	1,815	1	1915	C+	AG	27%				1.00
27-26-0	26 HARRISON AV	1	101	0.11	MV	305,300	299,100	604,400	604,400	10	10/13/2015	A	6	2	1,326	1	1915	C	GD	22%				1.00
27-27-0	30 HARRISON AV	1	101	0.11	MV	305,300	342,800	648,100	648,100	375,000	06/26/2003		15	2	1,390	1	1915	C	GV	16%				1.00
27-29-0	9 AYCLIFFE RD	1	101	0.11	MV	305,300	244,400	549,700	549,700	100	05/16/2002	A	15	2	1,268	1	1915	C	AV	32%				1.00
27-31-0	2 STEARNS ST	1	101	0.10	MV	295,900	277,400	573,300	573,300		04/15/1966		6	2	1,404	1	1915	C	GD	22%				1.00

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27-31A-0	4 STEARNS ST	1	101	0.10	MV	296,200	387,400	683,600	683,600	515,000	08/27/2015	U	15	2	1,346	1	1915	C	GV	16%				1.00
27-34-0	50 HARRISON AV	1	101	0.09	MV	291,400	362,500	653,900	653,900	440,000	10/15/2015		15	2A	1,913	1	1915	C+	GD	22%				1.00
27-38A-0	6 DENNISON AV	1	101	0.10	MV	297,200	423,500	720,700	720,700	440,000	06/28/2012		15	2A	1,898	1	1915	C+	GV	16%				1.00
27-39-0	998 HUMPHREY ST	1	101	0.19	XV	282,100	726,700	1,008,800	1,008,800	902,500	07/06/2020		15	2A	3,207	1	1915	B	VG	11%				1.00
27-46-0	7 LINDEN AV	1	101	0.13	GG	271,500	355,300	626,800	626,800	180,000	09/01/1998		15	2	1,384	1	1915	C+	GD	22%				1.00
27-47-0	3 LINDEN AV	1	101	0.14	GG	275,000	420,200	695,200	695,200	516,500	07/06/2016		6	2	1,578	1	1915	B-	GD	22%				1.00
27-48-0	60 CROSMAN AV	1	101	0.18	MV	341,000	416,100	757,100	757,100	10	12/11/2018	A	6	2	1,754	1	1915	C+	GV	16%				1.00
28-30-0	30 STANWOOD RD	1	101	0.29	EE	380,700	820,500	1,201,200	1,201,200	920,000	08/18/2016		6	2A	3,000	1	1915	B+	VG	11%				1.00
28-41-0	98 PHILLIPS AV	1	101	0.77	EE	599,200	1,144,400	1,743,600	1,743,600	722,000	08/31/1998	G	6	2A	6,271	2	1915	A-	GD	22%				1.00
28-51-0	38 MANTON RD	1	101	0.23	EE	350,700	503,500	854,200	854,200	540,000	03/28/2013		15	2H	3,454	1	1915	B-	AG	27%				1.00
28-59-0	2 BEACH BLUFF AV	1	101	0.14	XV	258,300	738,300	996,600	996,600	679,900	07/25/2013		6	2H	2,489	1	1915	B+	VG	11%				1.00
28-61-0	1097 HUMPHREY ST	1	101	0.14	XV	258,500	434,400	692,900	692,900	421,500	06/12/2012		6	2A	2,421	1	1915	B	AG	27%				1.00
29-35-0	8 PHILLIPS AV	1	101	0.32	EE	396,400	726,000	1,122,400	1,122,400	905,000	06/01/2018		6	2A	3,790	1	1915	B+	GV	16%				1.00
30-24-0	76 PHILLIPS BEACH AV	1	101	0.47	OE	1,636,800	861,300	2,498,100	2,498,100	1	09/30/2015	A	15	2	3,215	1	1915	A-	GV	16%				1.00
30-3-0	37 ATLANTIC AV	1	101	0.64	XE	519,800	1,375,000	1,894,800	1,894,800	1,678,000	05/04/2018		6	2A	6,123	1	1915	A+	VG	11%				1.00
3-127-0	6 NORFOLK AV	1	101	0.08	XG	225,500	335,200	560,700	560,700	193,500	04/22/1987		15	2A	1,634	1	1915	C	GD	22%				1.00
31-62-0	1 HAWTHORNE RD	1	101	0.21	EE	341,000	544,600	885,600	885,600	618,000	10/15/2013		15	2	1,972	1	1915	B+	AG	27%				1.00
3-168-0	42 BERKSHIRE ST	1	101	0.11	EB	264,000	294,400	558,400	558,400	100	05/13/2016	A	15	2	1,417	1	1915	C	AG	27%				1.00
3-178-0	34 36 CURRY CR	1	104	0.03	EF	61,400	163,600	225,000	225,000	100	05/30/2023	A	13	2A	2,745	2	1915	C	AV	32%		60%		1.00
31-8-0	100 BEACH BLUFF AV	1	101	0.78	EE	599,700	1,238,900	1,838,600	1,838,600	1,021,000	06/18/2001		15	2A	7,374	1	1915	A-	GD	22%				1.00
3-184-0	16 18 ERIE ST	1	104	0.09	EF	196,200	570,700	766,900	766,900	1	11/06/2018	A	13	2A	3,136	2	1915	C	GD	22%				1.00
32-2-0	93 PHILLIPS AV	1	101	0.49	EE	487,400	1,086,300	1,573,700	1,573,700	1,100,000	05/24/2010		15	2H	6,418	1	1915	A	GD	22%				1.00
35-1-0	385 PURITAN RD	1	101	0.61	OG	634,200	718,300	1,352,500	1,352,500	569,000	09/15/1999		15	2A	3,557	1	1915	A-	GD	22%				1.00
35-41-0	2B LITTLES POINT LN	1	101	0.11	OV	346,500	210,200	556,700	556,700	1	07/05/2007	H	15	2A	1,224	1	1915	C	AV	32%10%				1.00
35-42-0	2 LITTLES POINT LN	1	101	0.39	OV	471,200	182,000	653,200	653,200	10	05/16/2023		15	2A	1,165	1	1915	D	AV	32%10%				1.00
35-62-0	455 PURITAN RD	1	101	0.82	OG	686,900	709,300	1,396,200	1,291,700	1,049,000	06/28/2018		6	2A	3,447	1	1915	A-	GD	22%				1.08
35-67-0	10 LITTLES POINT RD	1	101	0.23	OV	397,900	529,000	926,900	926,900	326,000	07/21/1994		15	1H	1,673	1	1915	B+	GD	22%				1.00
35-88-0	11 TIP TOP RD	1	101	1.23	OV	742,600	573,900	1,316,500	1,316,500	400,000	07/23/1985		6	2A	2,852	1	1915	A-	AV	32%				1.00
4-113-0	6 REDINGTON TR	1	101	0.12	EG	276,700	344,300	621,000	621,000	1	12/12/2018	A	15	2A	1,560	1	1915	C	GD	22%				1.00
4-122-0	167 REDINGTON ST	1	101	0.12	EG	289,700	344,400	634,100	634,100	1	07/12/2017	A	15	2H	2,360	1	1915	C	AV	32%				1.00
4-125-0	177 REDINGTON ST	1	101	0.12	EG	290,700	362,000	652,700	652,700	619,000	07/17/2020		15	2A	1,638	1	1915	C	VG	11%				1.00
4-35-0	18 WALKER RD	1	101	0.14	EG	284,600	517,200	801,800	801,800	10	11/08/2002	A	15	2A	2,048	1	1915	B+	GD	22%				1.00
4-95-0	146 REDINGTON ST	1	104	0.24	EG	354,800	413,800	768,600	768,600	100	03/03/2015	A	12	2	2,389	2	1915	C	GD	22%				1.00
5-100-0	86 PARADISE RD	1	104	0.11	XA	206,300	562,800	769,100	769,100	600,000	03/14/2018		13	2T	2,755	2	1915	C	GD	22%				1.00
5-101-0	90 PARADISE RD	1	101	0.11	XA	206,300	348,900	555,200	555,200	175,000	07/27/1990		15	2	1,810	1	1915	C	GD	22%				1.00
5-105-0	104 PARADISE RD	1	101	0.11	XA	206,300	252,100	458,400	458,400	220,000	05/17/2021	A	15	2A	1,539	1	1915	C	AV	32%				1.00
5-106-0	110 PARADISE RD	1	101	0.11	XA	206,300	332,200	538,500	538,500	295,000	11/20/2001		15	2A	1,603	1	1915	C	GD	22%				1.00
5-111-0	19 ANDREW RD	1	104	0.13	EG	295,300	512,700	808,000	808,000	1	05/29/2019		12	2H	2,999	2	1915	C+	GD	22%				1.00
5-115-0	45 ANDREW RD	1	101	0.18	EG	326,000	406,300	732,300	732,300	200,000	01/23/1987		15	2A	2,039	1	1915	C+	AG	27%				1.00
5-117-0	95 PARADISE RD	1	104	0.12	XA	206,600	482,100	688,700	688,700	710,000	09/17/2020		13	2A	2,891	2	1915	C	AG	27%				1.00

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5-118-0	97 PARADISE RD	1	104	0.11	XA	202,600	424,200	626,800	626,800	1	02/03/2017	A	13	2A	2,801	2	1915	C	AV	32%				1.00
5-122-0	119 PARADISE RD	1	101	0.09	XA	195,300	472,600	667,900	667,900	670,000	10/07/2021		15	2A	1,827	1	1915	C+	GV	16%				1.00
5-125-0	16 FARRAGUT RD	1	101	0.14	EG	304,500	573,300	877,800	877,800	715,000	10/27/2016		15	2H	2,915	1	1915	C+	VG	11%				1.00
5-127-0	26 FARRAGUT RD	1	104	0.23	EG	349,700	436,500	786,200	786,200	252,000	01/29/1990		12	2H	2,669	2	1915	C	GD	22%				1.00
5-137-0	150 NORFOLK AV	1	101	0.12	XG	240,700	366,400	607,100	607,100	592,500	03/18/2020		15	1TQS	1,506	1	1915	C	GD	22%				1.00
5-138-0	154 NORFOLK AV	1	101	0.11	XG	238,600	280,600	519,200	519,200	110,904	04/14/2009	A	15	2	1,638	1	1915	C	AV	32%				1.00
5-140-0	162 NORFOLK AV	1	104	0.11	XG	237,100	435,500	672,600	672,600	1	03/22/2021	F	13	2A	2,724	2	1915	C	AG	27%				1.00
5-141-0	164 166 NORFOLK AV	1	104	0.11	XG	236,100	506,400	742,500	742,500	410,000	08/28/2009		13	2A	2,966	2	1915	C	GD	22%				1.00
5-142-0	168 NORFOLK AV	1	104	0.11	XG	239,300	512,100	751,400	751,400	100	06/09/2020	A	13	2A	2,950	2	1915	C	GD	22%				1.00
5-143-0	172 NORFOLK AV	1	104	0.12	XG	242,800	421,800	664,600	664,600	1	05/25/2012	A	13	2A	2,570	2	1915	C	AV	32%				1.00
5-144-1	176 178 NORFOLK AV	1	102	0.00	CD	0	365,800	365,800	365,800	100	04/02/2018	A	99	2A	1,200	1	1915	B-	GV	16%				1.00
5-144-2	176 178 NORFOLK AV	1	102	0.00	CD	0	430,500	430,500	430,500	310,000	11/05/2015		99	2A	2,310	1	1915	B-	GV	16%				1.00
5-15-0	86 NORFOLK AV	1	104	0.13	XG	247,200	426,900	674,100	674,100	1	12/31/2001	A	13	2H	2,244	2	1915	C	AV	32%		5% 0%		1.00
5-160-0	58 STETSON AV	1	101	0.12	XG	240,500	262,200	502,700	502,700	480,000	04/01/2021		15	2	1,323	1	1915	C	AG	27%		5%		1.00
5-181-0	1 SUFFOLK AV	1	104	0.13	XA	212,100	674,700	886,800	886,800	470,000	07/29/2009		13	2A	2,742	2	1915	C	VG	11%				1.00
5-182-1	5 SUFFOLK AV	1	104	0.11	EB	263,800	498,100	761,900	761,900	1	03/22/2013	A	13	2H	2,956	2	1915	C	GD	22%				1.00
5-184-0	15 SUFFOLK AV	1	104	0.12	EB	264,600	433,900	698,500	698,500	1	05/15/1996	A	13	2A	3,022	2	1915	C	AV	32%				1.00
5-188-0	29 31 SUFFOLK AV	1	104	0.12	EB	266,600	446,100	712,700	712,700	100	12/17/2001	A	13	2A	2,618	2	1915	C	FA	37%				1.00
5-189-0	33 SUFFOLK AV	1	102	0.00	CD	0	384,200	384,200	384,200	302,000	12/18/2018		99	2A	1,086	1	1915	C+	GD	22%				1.00
5-189A-0	35 SUFFOLK AV	1	102	0.00	CD	0	360,100	360,100	360,100	225,000	09/01/2005		99	1	1,275	1	1915	C+	GD	22%				1.00
5-190-0	37 39 SUFFOLK AV	1	104	0.12	EB	267,500	430,300	697,800	697,800	100	10/12/2022		13	2	2,550	2	1915	C	AG	27%				1.00
5-191-0	41 43 SUFFOLK AV	1	104	0.13	EB	270,100	425,700	695,800	695,800	10	06/24/2005	A	13	2A	2,668	2	1915	C	AV	32%				1.00
5-192-0	45 47 SUFFOLK AV	1	104	0.13	EB	272,300	489,800	762,100	762,100	1	05/23/1988	A	13	2A	2,630	2	1915	C	GD	22%				1.00
5-193-0	49 SUFFOLK AV	1	102	0.00	CD	0	387,900	387,900	387,900	255,000	10/17/2016		99	2A	1,517	1	1915	C+	GV	16%				1.00
5-193A-0	51 SUFFOLK AV	1	102	0.00	CD	0	399,600	399,600	399,600	136,000	11/27/1996		99	2A	1,930	1	1915	C+	GV	16%				1.00
5-223-0	173 PARADISE RD	1	101	0.10	XA	199,100	388,800	587,900	587,900	171,521	03/18/1996		15	2A	2,057	1	1915	C	GD	22%				1.00
5-228-0	60 FARRAGUT RD	1	101	0.10	EG	282,000	352,400	634,400	634,400	1	08/06/1997	A	15	2	1,698	1	1915	C	GD	22%				1.00
5-60-0	10 HAMPDEN ST	1	101	0.12	EB	266,300	522,700	789,000	789,000	1	01/17/2003	A	15	2A	2,690	1	1915	C+	VG	11%				1.00
5-61-0	39 BERKSHIRE ST	1	101	0.10	EB	258,400	288,900	547,300	547,300	239,000	05/02/2000		15	1T	1,217	1	1915	C	GD	22%				1.00
5-71-1	81 MIDDLESEX AV	1	102	0.00	CD	0	427,400	427,400	427,400	100	02/16/2023		99	1	1,525	1	1915	B	GD	22%				1.00
5-71-2	81 MIDDLESEX AV	1	102	0.00	CD	0	397,000	397,000	397,000	400,000	12/22/2021		99	1	1,523	1	1915	B	GD	22%				1.00
5-71-3	81 MIDDLESEX AV	1	102	0.00	CD	0	365,300	365,300	365,300	295,000	08/15/2016		99	1	1,505	1	1915	B	GD	22%				1.00
5-98-0	78 PARADISE RD	1	101	0.11	XA	206,300	455,500	661,800	661,800	565,000	04/27/2018		15	2A	1,812	1	1915	C+	VG	11%				1.00
5-99-0	82 PARADISE RD	1	101	0.11	XA	206,300	319,500	525,800	525,800	405,000	07/28/2004		15	1T	1,497	1	1915	C	GD	22%				1.00
6-157-0	10 HILLCREST CR	1	101	0.12	MA	223,700	332,900	556,600	556,600	335,000	06/24/2010		15	2A	1,554	1	1915	C	GD	22%				1.00
6-74-0	1 ORCHARD TR	1	101	0.11	EF	204,600	362,500	567,100	567,100	1	11/18/2020	A	15	1T	1,313	1	1915	C	VG	11%				1.00
6-83-0	12 14 MAPLE AV	1	109	0.12	EF	208,700	662,600	871,300	871,300	203,500	08/27/1990	H	13	2A	3,512	3	1915	C	AG	27%				1.00
7-107-1	13 ROY ST 1	1	102	0.00	RS	0	331,900	331,900	331,900	317,000	09/17/2019		8	2H	805	1	1915	B	GD	27%				1.00
7-107-2	13 ROY ST 2	1	102	0.00	RS	0	308,100	308,100	308,100	298,000	12/07/2020		8	2H	816	1	1915	B	GD	27%				1.00
7-107-3	13 ROY ST 3	1	102	0.00	RS	0	321,900	321,900	321,900	336,900	05/14/2021		8	2H	891	1	1915	B	GD	27%				1.00

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			Acres		NBC												Blt	Gr	Cn	Ph	F	E	S/O
7-118-0	31 33 HILLSIDE AV	1	104	0.09	EF	196,000	380,700	576,700	576,700	1	02/01/2002	A	12	2A	2,746	2	1915	C	AV	32%		1.00	
7-125-0	93 ROY ST	1	101	0.11	EF	205,600	342,800	548,400	548,400	1	03/04/1997	A	15	1T	1,405	1	1915	C	GD	22%		1.00	
7-126-0	95 ROY ST	1	104	0.07	EF	187,400	353,200	540,600	540,600	1	02/10/2014	A	12	2A	1,654	2	1915	C	GD	22%		1.00	
7-138-0	45 47 CRESCENT ST	1	104	0.10	EF	201,400	542,700	744,100	744,100	637,000	12/20/2019		12	2A	2,108	2	1915	C	GD	22%		1.00	
7-141-0	61 CRESCENT ST	1	101	0.09	EF	197,500	257,000	454,500	454,500		08/02/1974		15	1T	1,247	1	1915	C	AG	27%		1.00	
7-144-0	25 CRESCENT ST	1	104	0.13	EF	191,600	430,600	622,200	622,200	1	07/19/2021	F	13	2	1,910	2	1915	C	GD	22%		1.00	
7-147-0	5 CRESCENT ST	1	101	0.10	EF	191,200	332,400	523,600	523,600	280,000	06/21/2012		15	1T	1,525	1	1915	C	GD	22%		1.00	
7-148-0	3 CRESCENT ST	1	101	0.07	EF	188,300	273,300	461,600	461,600	286,500	06/26/2015		15	1T	1,223	1	1915	C	AG	27%		1.00	
7-149B-0	7 9 ELLIOTT ST	1	104	0.12	EF	207,500	489,300	696,800	696,800	440,000	11/15/2004		13	2	3,539	2	1915	C	GD	22%		1.00	
7-153-0	12 14 HILLSIDE AV	1	104	0.10	EF	200,700	505,100	705,800	705,800	380,000	04/27/2012		13	2	2,654	2	1915	C	GD	22%		1.00	
7-155-0	20 HILLSIDE AV	1	104	0.10	EF	199,600	409,500	609,100	609,100	1	07/06/2011	A	13	2	1,880	2	1915	C	AG	27%		1.00	
7-156-0	24 HILLSIDE AV	1	101	0.10	EF	199,400	361,200	560,600	560,600	459,900	02/28/2018		15	1T	1,523	1	1915	C	GD	22%		1.00	
7-157-0	28 HILLSIDE AV	1	104	0.10	EF	179,700	467,200	646,900	646,900	415,000	09/03/2015		13	2	2,370	2	1915	C	GD	22%		1.00	
7-44-0	95 BURPEE RD	1	101	0.13	MA	227,400	150,900	378,300	378,300	312,000	02/28/2020		2	1	750	1	1915	C	FA	37%		1.00	
7-50-0	104 MELVIN AV	1	101	0.12	EF	209,500	319,400	528,900	528,900		04/19/1983		15	2	1,716	1	1915	C	GD	22%		1.00	
7-53-0	100 MELVIN AV	1	101	0.09	EF	197,500	287,800	485,300	485,300	480,000	12/18/2020		15	2	1,333	1	1915	C	GD	22%		1.00	
7-57-0	40 ROY ST	1	104	0.08	EF	174,700	295,700	470,400	470,400	1	01/03/1991	A	12	3	2,179	2	1915	C	FA	37%		1.00	
7-58-0	101 MELVIN AV	1	101	0.13	EF	211,500	313,000	524,500	524,500	1	04/05/2007	H	15	2	1,685	1	1915	C	GD	22%		1.00	
7-70-0	58 60 ROY ST	1	101	0.12	EF	208,700	296,100	504,800	504,800	390,000	09/21/2018		15	2A	1,597	2	1915	C	AG	27%		1.00	
7-85B-0	70 BUENA VISTA ST	1	101	0.11	EF	204,900	209,200	414,100	414,100	306,500	03/01/2018		2	1	840	1	1915	C	GD	22%		1.00	
7-85C-0	74 BUENA VISTA ST	1	101	0.14	EF	214,300	274,200	488,500	488,500	247,150	05/17/2011	S	15	2	1,476	1	1915	C	GD	22%		1.00	
7-91-92	92 ROY ST	1	102	0.00	CD	0	461,000	461,000	461,000	339,000	10/29/2018		99	2	1,150	1	1915	C+	AG	27%		1.00	
7-97-0	45 ROY ST	1	101	0.11	EF	204,300	253,800	458,100	458,100	1	06/10/2008	A	15	1T	1,377	1	1915	C	AV	32%		1.00	
9-353-0	9 SAMPSON AV	1	101	0.43	MA	264,200	323,000	587,200	587,200	608,000	10/28/2022		6	2	1,800	1	1915	C	AG	27%		1.00	
9-358-0	86 WINDSOR AV	1	101	0.07	MA	182,200	165,400	347,600	347,600	100	06/01/2015	A	15	1	931	1	1915	D+	AV	32%	15%	1.00	
9-535-0	116 WINDSOR AV	1	101	2.03	MA	476,400	530,700	1,007,100	1,007,100	225,000	03/01/1989	G	15	2	3,852	1	1915	C	GD	22%		1.00	
9-635-0	94 FOSTER RD	1	101	0.44	MA	355,100	229,700	584,800	584,800	100	10/19/2021	A	15	2	1,656	1	1915	C	FR	42%		1.00	
9-641-0	3 FISHER AV	1	101	0.33	MA	279,100	329,100	608,200	608,200	600,000	10/07/2022		15	2	1,417	1	1915	C	GD	22%		1.00	
9-642-0	5 FISHER AV	1	101	0.22	MA	237,900	319,700	557,600	557,600	10	12/23/2019		15	2A	2,183	1	1915	C	AV	32%		1.00	

Subtotals for: 1915

Current Total: 126,576,400
Previous Assessment: 126,471,900

Total Acres: 31.47
Finished Area: 386,259

Sale Price: 50,344,829
Parcel Count: 183

Average Assessment: 691,674
Assessment vs Previous: 1.00

Year Built: 1916

16-111-0	182 REDINGTON ST	1	101	0.28	EG	377,400	286,400	663,800	663,800	10 11/08/2021	A	15	2A	1,604	1	1916	C	AV	32%			1.00
20-114-0	52 MILLETT RD	1	101	0.14	OA	273,900	403,600	677,500	677,500	1 02/16/1995	F	15	2	1,888	1	1916	C	GD	22%			1.00
20-48-0	28 PLEASANT ST	1	101	0.12	XG	240,500	288,600	529,100	529,100	470,000 03/23/2023		15	2	1,915	1	1916	C	AV	32%			1.00
28-21-0	53 MORTON RD	1	101	0.19	EE	328,300	759,700	1,088,000	1,088,000	474,500 07/08/1998		6	2H	3,157	1	1916	B+	GV	16%			1.00
28-83A-0	52 BELLEVUE RD	1	101	0.20	EE	334,400	560,700	895,100	895,100	230,000 06/01/1992	O	15	2A	2,300	1	1916	B	GV	16%			1.00

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratio
29-32-0	58 PHILLIPS AV	1	101	0.52	EE	504,500	1,105,200	1,609,700	1,609,700	1,050,000	12/21/2012	6	2A	4,304	1	1916	A	VG	11%			1.00
33-9-0	87 OCEAN AV	1	101	0.29	OV	433,100	1,017,800	1,450,900	1,450,900	1	12/31/1991	F	6	2A	3,981	1	1916	A	VG	11%		1.00

Subtotals for: 1916**Current Total: 6,914,100****Previous Assessment: 6,914,100****Total Acres: 1.73****Finished Area: 19,149****Sale Price: 2,224,512****Parcel Count: 7****Average Assessment: 987,729****Assessment vs Previous: 1.00****Year Built: 1917**

1-31-0	3 5 ELMWOOD RD	1	104	0.14	XF	214,000	559,100	773,100	773,100	1	02/24/2022	13	2A	3,031	2	1917	C	GD	22%		1.00
16-105-0	92 BANKS RD	1	101	0.26	EG	366,500	393,800	760,300	760,300	479,000	09/02/2014	6	2A	1,763	1	1917	C+	GD	22%		1.00
16-109-0	176 REDINGTON ST	1	101	0.13	EG	294,600	412,500	707,100	707,100	695,000	07/17/2020	15	2A	1,785	1	1917	C	VG	11%		1.00
16-44-0	39 BANKS RD	1	101	0.14	EG	302,500	331,000	633,500	633,500	375,000	08/20/2013	6	2A	2,074	1	1917	C	AG	27%		1.00
19-11-0	154 ASPEN RD	1	101	0.11	EG	288,400	386,200	674,600	674,600	175,000	09/11/1987	15	2	1,559	1	1917	C	VG	11%		1.00
20-37-0	33 ASPEN RD	1	101	0.11	EG	287,300	279,100	566,400	547,100	375,000	04/10/2006	15	2	1,418	1	1917	C	AV	32%	0%	1.04
22-32-0	2 NEIGHBORHOOD RD	1	101	0.23	EG	352,700	457,600	810,300	810,300	655,000	06/25/2018	6	2H	2,340	1	1917	B-	GD	22%		1.00
25-19-0	667 HUMPHREY ST	1	104	0.15	XA	217,800	436,700	654,500	654,500	632,000	01/29/2021	13	2	2,464	2	1917	C	AV	32%		1.00
28-56-0	35 BEACH BLUFF AV	1	101	0.28	EE	374,500	573,500	948,000	948,000	1,214,000	05/12/2023	15	2A	3,073	1	1917	B+	AV	32%		1.00
28-66-0	16 CLARKE RD	1	101	0.21	EE	340,900	552,000	892,900	892,900	705,000	12/23/2019	15	2A	2,607	1	1917	B	GD	22%		1.00

Subtotals for: 1917**Current Total: 7,420,700****Previous Assessment: 7,401,400****Total Acres: 1.76****Finished Area: 22,115****Sale Price: 5,305,001****Parcel Count: 10****Average Assessment: 742,070****Assessment vs Previous: 1.00****Year Built: 1918**

1-142-0	5	NEW OCEAN ST	1	101	0.08	XF	193,800	309,600	503,400	503,400	345,000	06/24/2005	15	2A	1,732	1	1918	C+	AV	32%	1.00	
11-753-0	15	SAMPSON AV	1	101	0.20	MA	257,200	223,300	480,500	480,500	205,000	03/31/2000	2	1	1,007	1	1918	C	AG	27%	1.00	
19-130-0	4	CREST RD	1	101	0.14	OA	274,100	623,700	897,800	855,700	622,800	07/01/2013	15	2A	2,080	1	1918	C+	VG	11%	1.05	
23-33-0	131	KENSINGTON LN	1	101	0.15	EG	305,800	400,000	705,800	705,800	1	05/14/2020	A	15	2T	2,176	1	1918	C	GD	22%	1.00
25-26-0	12	SHELTON RD	1	101	0.23	EG	350,000	227,000	577,000	575,200	1	05/17/2023	15	1H	1,035	1	1918	C	FA	37%	1.00	
5-240-0	102	FARRAGUT RD	1	104	0.10	EG	281,500	429,900	711,400	711,400	200,000	05/24/1996	13	2A	2,830	2	1918	C	AV	32%	1.00	
6-164-0	124	ESSEX ST	1	101	0.12	XF	206,400	304,500	510,900	510,900	159,000	12/08/1997	15	2	1,418	1	1918	C	AG	27%	1.00	
9-538-0	101	WINDSOR AV	1	101	0.43	MA	316,800	202,200	519,000	519,000	389,000	02/07/2020	O	5	1H	1,048	1	1918	C-	AV	32%	1.00

Subtotals for: 1918**Current Total: 4,905,800****Previous Assessment: 4,861,900****Total Acres: 1.44****Finished Area: 13,326****Sale Price: 1,920,802****Parcel Count: 8****Average Assessment: 613,225****Assessment vs Previous: 1.01****Year Built: 1919**

10-65A-0	23	MANSON ST	1	101	0.56	MA	406,900	242,800	649,700	649,700	1	10/18/2004	A	15	2	1,757	1	1919	C-	FA	37%	1.00
10-66-0	1	MANSON AV	1	101	2.41	MA	480,800	209,000	689,800	689,800		07/31/1964		15	2	1,344	1	1919	C-	AV	32%	1.00
2-107A-0	380	HUMPHREY ST	1	101	0.12	OV	350,100	545,900	896,000	896,000	100	01/29/2021	A	9	3	2,681	1	1919	B-	GV	16%	1.00

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				E S/O	Ratio
2-1934-0	207 HUMPHREY ST	1	102	0.00	HM	0	746,100	746,100	746,100	625,000	03/12/2021	O	99	2	1,260	1	1919	B+	GV 16%					1.00
2-1935-0	209 HUMPHREY ST	1	102	0.00	HM	0	576,400	576,400	576,400	440,000	08/03/2018		99	1	1,350	1	1919	B+	AG 27%					1.00
23-37-0	21 PHILLIPS CR	1	101	0.14	EG	303,700	299,700	603,400	603,400	183,150	05/01/1995		6	2	1,546	1	1919	C	AG 27%					1.00
23-52-0	110 KENSINGTON LN	1	101	0.23	EG	350,400	335,100	685,500	685,500	525,000	08/18/2017		6	2	1,944	1	1919	C	GD 22%					1.00
2-45-0	46 KING ST	1	101	0.10	EG	280,800	313,000	593,800	593,800	370,000	02/26/2010		15	2A	1,654	1	1919	C	AG 27%					1.00
27-61-0	43 CROSMAN AV	1	101	0.21	MV	357,000	382,500	739,500	739,500	415,000	06/26/2008		2	1A	1,965	1	1919	C+	GD 22%					1.00
29-11-0	9 PALMER AV	1	101	0.18	EE	325,500	707,600	1,033,100	1,033,100	785,000	10/28/2016		15	2T	3,188	1	1919	A-	AG 27%					1.00
29-19-0	104 ATLANTIC AV	1	101	0.64	XE	519,800	1,309,000	1,828,800	1,828,800		02/23/1976		6	2A	5,316	1	1919	A+	GD 22%					1.00
5-241-0	108 FARRAGUT RD	1	101	0.07	EG	264,400	270,200	534,600	534,600	349,900	01/29/2016		15	2	1,435	1	1919	C	AV 32%					1.00
6-148-0	1 UPLAND RD	1	101	0.11	EA	206,200	273,400	479,600	479,600	1	03/03/1997	A	15	2	1,720	1	1919	C	AV 32%					1.00
6-149-0	26 HILLCREST CR	1	101	0.09	MA	213,400	359,400	572,800	572,800	565,000	12/18/2020		15	2	1,472	1	1919	C	VG 11%				0%	1.00
6-158-0	12 HILLCREST CR	1	101	0.14	MA	233,500	331,500	565,000	565,000	170,000	10/02/1995		15	2	1,695	1	1919	C	GD 22%					1.00
7-39-1	56 JESSIE ST	1	102	0.00	CD	0	298,600	298,600	298,600	100	10/17/2008	A	99	2	1,004	1	1919	C+	GD 22%				0%	1.00
7-39-2	56 JESSIE ST	1	102	0.00	CD	0	307,800	307,800	307,800	288,000	09/22/2021		99	2	1,050	1	1919	C+	GD 22%					1.00

Subtotals for: 1919

Current Total: 11,800,500
Previous Assessment: 11,800,500

Total Acres: 5.01
Finished Area: 32,381

Sale Price: 4,716,252
Parcel Count: 17

Average Assessment: 694,147
Assessment vs Previous: 1.00

Year Built: 1920

1-1-0	19	NEW OCEAN ST	1	101	0.05	XF	182,100	250,100	432,200	432,200	1	09/22/2003	F	15	2	1,245	1	1920	C	AV	32%	5%	1.00
1-11-0	18	ROCK AV	1	101	0.13	EA	210,800	336,000	546,800	546,800	100	07/29/2021	A	15	2	1,622	1	1920	C	GD	22%		1.00
1-12-0	20	ROCK AV	1	101	0.15	EA	219,000	427,500	646,500	646,500		06/25/1984		15	2H	3,116	1	1920	C	GD	22%		1.00
1-13-0	32 34	ROCK AV	1	105	0.16	EA	223,100	556,100	779,200	779,200	10	12/29/2017	F	13	2H	3,074	3	1920	C	AG	27%		1.00
11-360-0	160	WINDSOR AV	1	101	0.27	MA	286,700	317,200	603,900	603,900	582,000	03/06/2023		22	2	1,609	1	1920	C	GD	22%		1.00
1-13A-0	26	ROCK AV	1	102	0.00	CD	0	393,600	393,600	393,600	1	12/09/2011	A	99	1	1,387	1	1920	B	GD	22%		1.00
1-13A2-0	26	ROCK AV	1	102	0.00	CD	0	494,700	494,700	494,700	387,000	10/31/2005		99	1	2,113	1	1920	B	GD	22%		1.00
1-14-0	36	ROCK AV	1	104	0.09	EA	196,100	387,000	583,100	583,100		05/20/1986		13	2	2,249	2	1920	C	AG	27%		1.00
1-15-0	42	ROCK AV	1	104	0.17	EA	228,100	229,300	457,400	457,400	100	02/04/2021		12	1T	2,239	2	1920	C	PR	48%		1.00
1-155-0	7	EASTERN AV	1	104	0.11	XG	194,900	648,500	843,400	843,400	695,000	05/31/2006	G	13	2A	3,500	2	1920	C	VG	11%	10%	1.00
1-16-1	100	BURRILL ST 1	1	102	0.00	BU	0	487,000	487,000	487,000	458,000	02/14/2020		99	2	1,220	1	1920	B+	GV	16%		1.00
1-16-2	100	BURRILL ST 2	1	102	0.00	BU	0	491,600	491,600	491,600	392,500	10/16/2014		99	2	1,264	1	1920	B+	GV	16%		1.00
1-16-3	100	BURRILL ST 3	1	102	0.00	BU	0	484,800	484,800	484,800	465,000	09/29/2020		99	2	1,200	1	1920	B+	GV	16%		1.00
1-16-4	100	BURRILL ST 4	1	102	0.00	BU	0	477,200	477,200	477,200	399,000	07/01/2014		99	2	1,128	1	1920	B+	GV	16%		1.00
1-16-5	100	BURRILL ST 5	1	102	0.00	BU	0	748,600	748,600	748,600	607,500	07/15/2014		99	2	2,648	1	1920	B+	GV	16%		1.00
11-652-0	12	FISHER AV	1	101	0.19	MA	252,300	363,200	615,500	615,500	355,000	08/01/2014		15	2	1,834	1	1920	C	GV	16%	0%	1.00
1-16-6	100	BURRILL ST 6	1	102	0.00	BU	0	718,100	718,100	718,100	699,000	08/15/2018		99	2	2,458	1	1920	B+	GV	16%		1.00
1-16-7	100	BURRILL ST 7	1	102	0.00	BU	0	699,200	699,200	699,200	680,000	06/10/2020		99	2	2,260	1	1920	B+	GV	16%		1.00
11-671-0	225	WINDSOR AV	1	101	0.14	MA	234,600	270,700	505,300	505,300	5	06/28/2011	V	15	1T	1,618	1	1920	C	AV	32%		1.00
1-16-8	100	BURRILL ST 8	1	102	0.00	BU	0	690,400	690,400	690,400	699,000	05/25/2021		99	2	2,191	1	1920	B+	GV	16%		1.00

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---				E S/O	Ratio
1-19-0	109 BURRILL ST	1	101	0.10	XA	199,600	293,900	493,500	493,500		12/18/1972		15	1T	1,437	1	1920	C	AV	32%				1.00
1-23-0	89 BURRILL ST	1	935	0.21	XA	242,700	171,800	414,500	414,500	100	07/19/2011	E	69	2A	3,474	1	1920	C+	AV	35%		20%		1.00
12-33-0	33 GREENWAY	1	101	0.15	MA	235,300	302,600	537,900	537,900	10	01/11/2021	A	15	2	1,550	1	1920	C	AG	27%				1.00
1-24-0	15 PARADISE RD	1	104	0.09	XF	196,500	412,800	609,300	609,300	10	03/30/1998	A	13	2A	2,751	2	1920	C	AV	32%				1.00
1-24A-0	11 PARADISE RD	1	959	0.15	XF	218,600	470,700	689,300	689,300		04/03/1987		13	2A	2,638	2	1920	C	GD	22%				1.00
1-28B-0	22 THOMAS RD	1	101	0.09	EG	276,500	391,400	667,900	667,900	563,000	10/26/2021	O	6	2A	1,561	1	1920	C+	GD	22%				1.00
1-28C-0	18 A THOMAS RD	1	102	0.00	CD	0	382,700	382,700	382,700	250,000	03/29/2002		99	2	1,455	1	1920	C+	VG	11%				1.00
12-90-0	262 ESSEX ST	1	101	0.32	XF	282,600	331,900	614,500	614,500	1	10/14/2008	A	15	2A	1,754	1	1920	C	GD	22%		5%		1.00
13-135-0	324 ESSEX ST	1	340	0.18	CA	311,100	150,000	461,100	461,100	10	01/30/2018	F	71	1	5,112	1	1920	D	PR	51%	10%	25%		1.00
13-146-0	339 ESSEX ST	1	101	0.12	XF	208,400	235,700	444,100	444,100	299,000	07/28/2016		2	1A	1,167	1	1920	C	AV	32%				1.00
1-32-0	7 ELMWOOD RD	1	101	0.11	EG	283,800	376,700	660,500	660,500	1	04/07/2003	A	22	2	2,255	1	1920	C	VG	11%				1.00
13-25A-0	381 ESSEX ST	1	104	0.11	XF	204,300	584,900	789,200	789,200	100	11/15/2022		13	2	2,354	2	1920	C	VG	11%				1.00
1-34-0	17 ELMWOOD RD	1	101	0.08	EG	270,100	230,100	500,200	500,200	100	05/06/2016	A	15	1T	1,011	1	1920	C	AV	32%				1.00
13-64-0	98 EASTMAN AV	1	101	0.09	EA	197,500	290,600	488,100	488,100	405,000	12/07/2018		15	2A	1,805	1	1920	C	AG	27%				1.00
1-4-0	35 NEW OCEAN ST	1	104	0.07	XF	188,500	328,000	516,500	516,500	285,000	12/29/2003		12	2	1,281	2	1920	C	GD	22%				1.00
14-104-0	36 BARNSTABLE ST	1	101	0.12	EB	265,400	379,700	645,100	645,100	390,000	11/26/2013		15	2	1,555	1	1920	C	GD	22%				1.00
14-107-0	24 BARNSTABLE ST	1	101	0.12	EB	265,400	360,700	626,100	626,100	238,250	06/12/1998		15	2A	1,888	1	1920	C	GD	22%				1.00
14-108-0	20 BARNSTABLE ST	1	104	0.12	EB	268,900	520,400	789,300	789,300	1	06/18/2018	A	13	2	2,657	2	1920	C	GD	22%				1.00
14-112-0	15 BARNSTABLE ST	1	104	0.11	EB	264,000	495,800	759,800	759,800	459,000	05/13/2015	U	13	2	2,508	2	1920	C	GD	22%				1.00
14-116-0	7 PLYMOUTH AV	1	101	0.11	EB	264,000	304,700	568,700	568,700	10	03/16/2021	A	15	2	1,808	1	1920	C	AG	27%				1.00
14-22A-0	ESSEX ST	1	316	0.03	CA	64,300	57,900	122,200	122,200	135,000	11/18/2021		30	2	1,120	1	1920	C	AV	35%				1.00
14-31-0	31 33 BRISTOL AV	1	104	0.14	EB	276,700	430,100	706,800	706,800	100	04/11/2017	A	13	2	2,540	2	1920	C	AG	27%				1.00
14-32-0	29 BRISTOL AV	1	104	0.14	EB	274,800	444,900	719,700	719,700	465,000	06/29/2016		13	2A	3,010	2	1920	C	AV	32%				1.00
14-42-0	139 STETSON AV	1	101	0.12	XG	239,700	278,100	517,800	517,800	300,000	09/03/2013		2	1A	1,477	1	1920	C	AG	27%				1.00
14-69-0	64 FRANKLIN AV	1	101	0.17	EB	277,300	406,300	683,600	683,600	455,000	06/30/2016		15	2A	1,815	1	1920	C+	GD	22%				1.00
1-47-0	42 THOMAS RD	1	101	0.10	EG	280,600	375,700	656,300	656,300	402,000	08/02/2013		15	2A	2,004	1	1920	C	GD	22%				1.00
14-82-0	48 FRANKLIN AV	1	101	0.25	EB	331,200	327,900	659,100	659,100	1	10/09/2014	A	15	2	1,654	1	1920	C	GD	22%				1.00
1-50-0	16 SHAW RD	1	101	0.11	EG	284,100	394,500	678,600	678,600	177,000	12/22/1992		15	2A	1,960	1	1920	C	GV	16%				1.00
1-51-0	20 SHAW RD	1	101	0.11	EG	286,900	405,900	692,800	692,800	444,450	07/01/2013		15	2A	1,607	1	1920	C	GD	22%				1.00
15-24-0	35 MOUNTWOOD RD	1	101	0.75	EG	596,600	270,500	867,100	867,100	275,000	05/15/2012	V	15	2A	1,581	1	1920	C	AV	32%				1.00
1-53-0	28 SHAW RD	1	101	0.11	EG	285,600	352,600	638,200	638,200	245,000	04/21/1998		15	2H	2,218	1	1920	C	GD	22%				1.00
15-31-0	90 MOUNTWOOD RD	1	101	1.94	EG	627,400	2,565,300	3,192,700	3,192,700	810,000	10/15/2001		22	2T	10,516	1	1920	AA	EX	3%				1.00
15-37-0	142 144 WALKER RD	1	104	0.12	EG	290,000	417,600	707,600	707,600		09/14/1979		13	2A	2,908	2	1920	C	AV	32%				1.00
15-71-0	PARADISE RD	1	428	0.04	CG	100,000	13,500	113,500	113,500		02/18/1960		38	1	400	1	1920	C	AV	35%		25%		1.00
1-6-1	51 53 NEW OCEAN ST 1	1	102	0.00	NW	0	477,200	477,200	477,200	390,000	08/23/2018		99	2A	1,051	1	1920	C	VG	11%				1.00
16-1-0	4 BANKS RD	1	101	0.30	XA	277,300	438,300	715,600	715,600	100	10/11/2001	A	15	2A	2,112	1	1920	C+	GD	22%				1.00
16-12-0	34 BANKS RD	1	101	0.09	EG	277,700	349,700	627,400	627,400	450,000	07/17/2015		15	1T	1,545	1	1920	C	GD	22%				1.00
16-127-0	363 FOREST AV	1	101	0.12	XV	251,200	408,700	659,900	659,900	580,000	07/24/2018		6	2A	1,857	1	1920	C	GD	22%				1.00
16-14-0	3 BANKS CR	1	101	0.09	EG	276,600	342,400	619,000	619,000	437,500	08/17/2005		15	2	1,526	1	1920	C	GD	22%				1.00
1-6-2	51 53 NEW OCEAN ST 2	1	102	0.00	NW	0	453,300	453,300	453,300	370,000	04/26/2018		99	2A	958	1	1920	C	VG	11%				1.00

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Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Bld	Gr	---Depreciation---				E S/O	Ratio
16-24-0	10 BREWSTER TR	1	101	0.10	EG	280,700	266,800	547,500	547,500	1	05/24/2019		15	2A	1,548	1	1920	C	AV	32%				1.00
1-6-3	51 53 NEW OCEAN ST 3	1	102	0.00	NW	0	446,700	446,700	446,700	395,000	10/27/2020		99	2A	1,054	1	1920	C	VG	11%				1.00
16-33-0	95 FARRAGUT RD	1	101	0.11	EG	286,300	400,000	686,300	686,300	455,000	06/04/2010		15	2A	1,695	1	1920	C+	GD	22%				1.00
16-38-0	15 BANKS RD	1	101	0.11	EG	287,600	353,600	641,200	641,200	250,000	12/21/1999		15	2A	1,509	1	1920	C	GD	22%				1.00
16-39-0	17 BANKS RD	1	101	0.19	EG	326,700	312,200	638,900	638,900	1	06/15/1999	H	15	1T	1,157	1	1920	C	GD	22%				1.00
16-40-0	21 BANKS RD	1	101	0.11	EG	287,200	268,500	555,700	555,700	255,000	10/10/2000		15	2A	1,353	1	1920	C	AV	32%				1.00
16-42-0	29 31 BANKS RD	1	104	0.15	EG	309,300	496,600	805,900	805,900	575,000	11/19/2018		13	2A	3,191	2	1920	C	GD	22%				1.00
16-43-0	33 35 BANKS RD	1	104	0.12	EG	290,800	498,900	789,700	789,700	1	04/28/2005	A	13	2A	2,628	2	1920	C	GD	22%				1.00
16-49-0	38 GRANT RD	1	104	0.22	EG	345,500	678,400	1,023,900	1,023,900	100	07/27/2018	A	12	2T	2,616	2	1920	C+	VG	11%				1.00
16-5-0	18 BANKS RD	1	101	0.10	EG	279,600	258,700	538,300	538,300	1	04/07/1992	F	15	1T	1,459	1	1920	C	AV	32%				1.00
16-6-0	12 BANKS CR	1	101	0.12	EG	293,900	361,400	655,300	655,300	1	06/23/2017	A	15	2A	1,827	1	1920	C	GD	22%				1.00
16-65-0	23 DEVENS RD	1	101	0.17	EG	320,300	483,000	803,300	803,300	1	12/28/2021	A	15	2A	2,524	1	1920	C+	GD	22%				1.00
16-78-0	77 WALKER RD	1	101	0.14	EG	300,400	434,400	734,800	734,800	380,000	11/26/2007	S	15	2A	1,516	1	1920	C	VG	11%				1.00
16-8-0	6 BANKS CR	1	101	0.13	EG	295,800	267,400	563,200	563,200	400,000	07/08/2005		15	2A	1,365	1	1920	C	AV	32%				1.00
16-81-0	91 WALKER RD	1	101	0.10	EG	251,100	406,500	657,600	657,600	445,000	04/08/2015		15	1H	1,919	1	1920	C+	AG	27%				1.00
16-9-0	24 BANKS RD	1	101	0.10	EG	279,000	296,600	575,600	575,600	455,000	07/18/2019		6	2	1,647	1	1920	C	GD	22%				1.00
16-96-0	21 BANKS TR	1	101	0.14	EG	301,900	278,600	580,500	580,500	1	07/21/2021	A	15	2	1,197	1	1920	C	AG	27%				1.00
1-7-0	55 57 NEW OCEAN ST	1	105	0.10	XF	200,600	517,900	718,500	718,500	560,000	05/01/2020	O	13	2A	2,767	3	1920	C	AG	27%				1.00
17-27-0	222 SALEM ST	1	101	0.71	XG	468,900	247,500	716,400	716,400	775,000	04/13/2022		15	2	988	1	1920	C	AV	32%				1.00
17A-124A-0	13 A ONE SALEM ST	1	102	0.00	CD	0	495,300	495,300	495,300	1	12/01/1993	F	99	2	1,350	1	1920	A-	VG	11%				1.00
17A-124B-0	13 B ONE SALEM ST	1	102	0.00	CD	0	544,700	544,700	544,700	400,000	11/14/2017		99	2	1,113	1	1920	A-	VG	11%				1.00
17A-124C-0	13 C ONE SALEM ST	1	102	0.00	CD	0	482,300	482,300	482,300	400,000	04/27/2015	S	99	2	954	1	1920	A-	VG	11%				1.00
1-8-0	59 61 NEW OCEAN ST	1	104	0.10	XF	201,800	450,000	651,800	651,800	173,500	08/20/1997		13	2A	2,660	2	1920	C	AG	27%				1.00
1-85-0	12 HARDY RD	1	101	0.09	EV	274,200	318,700	592,900	592,900	392,000	04/12/2013		15	2A	1,634	1	1920	C	AG	27%				1.00
1-9-1	108 - 110 BURRILL ST 1	1	102	0.00	CD	0	460,900	460,900	460,900	345,000	05/16/2014		99	2A	1,221	1	1920	B	VG	11%				1.00
19-102-0	460 HUMPHREY ST	1	332	0.37	CV	811,200	619,000	1,430,200	1,430,200	1,952,500	08/19/2020	V	39	2	12,396	1	1920	B	GD	29%				1.00
19-125-0	67 MILLETT RD	1	101	0.19	OA	298,700	395,300	694,000	694,000	100	10/21/2021	A	6	2A	1,872	1	1920	C+	GD	22%				1.00
19-159-0	470 HUMPHREY ST	1	318	0.19	CG	445,600	157,900	603,500	603,500	325,000	11/26/2003	I	78	1	3,383	1	1920	D-	FR	41%				1.00
19-17-0	38 SHERWOOD RD	1	101	0.35	EG	394,800	280,000	674,800	674,800	10	08/05/2014	A	15	2	1,709	1	1920	C	AV	32%				1.00
19-174-0	461 463 HUMPHREY ST	1	013	0.06	XA	183,900	187,900	371,800	371,800	425,000	03/31/2021	O	52	2H	1,716	3	1920	C	PR	48%			0%	1.00
1-9-2	108 - 110 BURRILL ST 2	1	102	0.00	CD	0	459,300	459,300	459,300	424,000	07/24/2019		99	2A	1,204	1	1920	B	VG	11%				1.00
19-2-0	196 ASPEN RD	1	101	0.12	EG	293,300	433,800	727,100	727,100	760,000	04/16/2021		15	2	1,665	1	1920	C	VG	11%				1.00
1-9-3	108 - 110 BURRILL ST 3	1	102	0.00	CD	0	467,400	467,400	467,400	490,000	11/16/2021		99	2A	1,289	1	1920	B	VG	11%				1.00
19-6-0	176 ASPEN RD	1	101	0.12	EG	294,100	345,000	639,100	639,100	505,000	12/06/2019		6	2A	1,713	1	1920	C	GD	22%			0%	1.00
19-61-0	76 FULLER AV	1	101	0.17	EG	318,900	402,700	721,600	721,600	765,000	05/14/2021		15	1T	1,529	1	1920	C	VG	11%				1.00
19-68-0	30 FULLER AV	1	101	0.30	EG	365,900	489,400	855,300	855,300	700,000	08/22/2019		6	2	2,786	1	1920	C+	GD	22%				1.00
19-88A-0	16 FULLER AV	1	101	0.50	OA	453,000	759,000	1,212,000	1,212,000	1	12/23/2016	A	6	2H	3,892	1	1920	B	VG	11%				1.00
19-91-0	1 BAY VIEW AV	1	101	0.17	OG	362,100	476,700	838,800	838,800	560,000	07/23/2007		15	2	2,379	1	1920	C+	GV	16%				1.00
1-9A-0	104 106 BURRILL ST	1	105	0.09	XA	196,300	504,200	700,500	700,500	1	12/04/1996	A	13	2T	3,036	3	1920	C	GD	22%				1.00
1-9B-0	63 NEW OCEAN ST	1	104	0.06	XF	184,800	417,300	602,100	602,100	673,000	02/23/2022		12	2	1,962	2	1920	C	GV	16%				1.00

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20-125-0	50 OCEAN VIEW RD	1	101	0.29	OA	349,400	608,700	958,100	958,100	650,000	05/15/2007		6	2H	2,842	1	1920	B	VG	11%				1.00
20-138-0	7 BAY VIEW DR	1	101	0.11	OA	264,000	325,700	589,700	589,700	715,000	07/27/2022		15	2	1,924	1	1920	C+	AG	27%				1.00
20-139-0	11 BAY VIEW DR	1	101	0.11	OA	264,000	566,400	830,400	830,400	899,900	09/09/2022		15	2A	1,839	1	1920	B-	VG	11%				1.00
20-140-0	15 BAY VIEW DR	1	101	0.14	OA	276,800	402,100	678,900	678,900	530,000	07/20/2005		15	2A	1,930	1	1920	C+	GD	22%				1.00
20-153-0	63 MAGNOLIA RD	1	101	0.13	EG	295,800	300,700	596,500	596,500	100	09/17/2018	A	15	2	1,329	1	1920	C	GD	22%		0%		1.00
20-154-0	61 MAGNOLIA RD	1	101	0.13	EG	295,400	297,200	592,600	592,600	372,000	06/15/2007		15	2	1,303	1	1920	C	AG	27%				1.00
20-191-0	16 MAGNOLIA RD	1	101	0.14	EG	304,700	326,800	631,500	631,500	220,000	08/11/1987		6	2A	1,803	1	1920	C	GD	22%				1.00
20-195-0	107 ASPEN RD	1	101	0.14	EG	301,200	374,100	675,300	675,300	179,900	07/29/1993		6	2A	1,930	1	1920	C	VG	11%		0%		1.00
20-212-0	137 ASPEN RD	1	101	0.10	EG	282,600	311,700	594,300	594,300	480,000	05/18/2017		15	2	1,722	1	1920	C	GD	22%		0%		1.00
20-213-0	133 ASPEN RD	1	101	0.10	EG	282,900	384,600	667,500	667,500	1	10/21/2021	F	6	2	1,616	1	1920	C	GV	16%				1.00
20-214-0	127 ASPEN RD	1	101	0.09	EG	277,900	272,700	550,600	550,600	150,000	02/19/1993		15	2	1,159	1	1920	C	GD	22%				1.00
20-246-0	69 OCEAN VIEW RD	1	101	0.25	OG	391,800	501,400	893,200	893,200	1	12/28/2021	F	15	2A	2,706	1	1920	B-	AG	27%				1.00
20-253-1	592 594 HUMPHREY ST	1	102	0.00	CD	0	451,900	451,900	451,900	445,000	11/30/2020		99	2H	1,560	1	1920	C	GD	22%				1.00
20-253-2	592 594 HUMPHREY ST	1	102	0.00	CD	0	433,400	433,400	433,400	483,550	07/21/2022		99	2H	1,460	1	1920	C	GD	22%				1.00
20-35-0	17 PROSPECT AV	1	101	0.14	EG	303,500	284,100	587,600	587,600	575,000	06/10/2021		15	2	1,338	1	1920	C	GD	22%				1.00
20-44-0	36 ASPEN RD	1	101	0.09	EG	277,200	304,500	581,700	581,700	395,000	08/14/2014		15	2	1,371	1	1920	C	AG	27%				1.00
20-60-0	49 OCEAN VIEW RD	1	101	0.18	OG	371,900	652,400	1,024,300	1,024,300	1	11/22/2011	A	15	2H	2,867	1	1920	B-	VG	11%				1.00
20-85-0	3 ARBUTUS RD	1	101	0.15	EG	309,000	429,700	738,700	738,700	626,000	07/29/2020		15	2	1,987	1	1920	C	GV	16%		0%		1.00
20-86-0	7 ARBUTUS RD	1	101	0.16	EG	312,800	326,800	639,600	639,600	690,000	09/20/2021		15	2	1,779	1	1920	C	GD	22%		0%		1.00
2-113-0	23 INGALLS TR	1	105	0.13	OA	258,200	396,900	655,100	655,100	350,000	07/13/2012	O	12	2A	2,575	3	1920	C	GD	22%				1.00
2-115-0	29 INGALLS TR	1	111	0.10	OA	254,700	748,400	1,003,100	1,003,100	1,005,000	01/19/2021		97	3	3,741	4	1920	B-	GD	22%				1.00
2-138-0	15 FULLER TR	1	104	0.10	OG	322,400	881,900	1,204,300	1,204,300	1	08/23/2021	J	13	2T	4,857	2	1920	C+	VG	11%				1.00
21-49-0	10 COMMONWEALTH TR	1	104	0.09	EA	198,500	422,900	621,400	621,400	1	08/02/2002	A	13	2A	2,829	2	1920	C	AG	27%		10%		1.00
2-15-0	8 SHERIDAN RD	1	101	0.08	EG	270,000	423,300	693,300	693,300	523,000	10/07/2016		15	2A	2,824	1	1920	C+	GD	22%				1.00
2-155C-0	6 THORNDIKE TR	1	104	0.06	EG	257,400	427,500	684,900	684,900	100	10/15/2008	A	13	2H	2,080	2	1920	C	AG	27%				1.00
2-162-0	11 ROCKLAND ST	1	105	0.09	EG	275,000	617,100	892,100	892,100	930,000	06/30/2021		12	2A	3,688	3	1920	B-	GD	22%				1.00
2-167-0	50 BLANEY ST	1	943	0.31	EG	494,000	1,361,300	1,855,300	1,855,300				58	2	15,971	1	1920	B	GD	29%				1.00
21-73-0	7 9 SCULPIN WY	1	104	0.06	EG	258,100	392,600	650,700	650,700	10	03/04/2019	A	13	2A	2,424	2	1920	C	AV	32%				1.00
2-194-0	217 HUMPHREY ST	1	102	0.00	RH	0	962,200	962,200	962,200		04/17/1987		99	3	1,726	1	1920	B+	EX	3%				1.00
2-194A-0	217 HUMPHREY ST	1	102	0.00	RH	0	1,077,500	1,077,500	1,077,500	760,000	01/07/2014		99	3	1,533	1	1920	B+	EX	3%				1.00
2-194B-0	217 HUMPHREY ST	1	102	0.00	RH	0	1,048,000	1,048,000	1,048,000	672,000	01/17/2003		99	3	1,525	1	1920	B+	EX	3%				1.00
2-194C-0	217 HUMPHREY ST	1	102	0.00	RH	0	1,082,500	1,082,500	1,082,500	725,000	07/25/2014		99	3	1,731	1	1920	B+	EX	3%				1.00
2-194D-0	217 HUMPHREY ST	1	102	0.00	RH	0	918,300	918,300	918,300	770,000	11/26/2019		99	3	1,568	1	1920	B+	EX	3%				1.00
2-194E-0	217 HUMPHREY ST	1	102	0.00	RH	0	1,300,500	1,300,500	1,300,500	100	09/03/2020	A	99	3	1,736	1	1920	B+	EX	3%				1.00
2-194F-0	217 HUMPHREY ST	1	102	0.00	RH	0	983,800	983,800	983,800	1	07/11/2022		99	3	1,504	1	1920	B+	EX	3%				1.00
2-201-0	12 BLANEY CR	1	101	0.12	EG	290,600	342,900	633,500	633,500	215,500	12/01/1995		15	2	1,909	1	1920	C	GD	22%				1.00
22-11-0	1 NASON RD	1	101	0.18	EG	324,400	452,200	776,600	776,600	450,000	07/20/2011		6	2A	2,206	1	1920	B-	GD	22%				1.00
22-15-0	23 NASON RD	1	101	0.19	EG	328,600	616,200	944,800	944,800	710,000	02/29/2016		6	2A	3,323	1	1920	B-	GV	16%				1.00
22-16-0	6 ORCHARD CR	1	101	0.18	XG	267,900	414,000	681,900	681,900	210,000	05/14/1993		6	2A	2,248	1	1920	B-	AG	27%				1.00
22-18-0	840 HUMPHREY ST	1	101	0.13	XV	256,300	366,400	622,700	622,700	700,000	01/03/2023		15	2A	2,156	1	1920	C	AG	27%				1.00

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22-20-0	836 HUMPHREY ST	1	101	0.19	XV	282,100	350,800	632,900	632,900	405,000	09/26/2005		15	1H	1,663	1	1920	C	GD	22%				1.00
22-25-0	19 ORCHARD RD	1	101	0.13	EG	298,500	393,300	691,800	691,800		12/31/1982		15	2A	1,645	1	1920	B-	GD	22%				1.00
22-30A-0	30 ORCHARD CR	1	101	0.17	EG	320,300	330,400	650,700	650,700		02/01/1984		6	2A	1,850	1	1920	C+	AG	27%				1.00
22-31-0	18 ORCHARD CR	1	101	0.15	EG	306,900	382,800	689,700	689,700	210,000	07/21/1994		6	2A	2,060	1	1920	B-	GD	22%				1.00
22-33-0	37 39 ORCHARD CR	1	104	0.15	EG	308,600	463,600	772,200	772,200	10	09/19/2022		13	2	2,936	2	1920	C	AG	27%				1.00
22-35-0	45 47 ORCHARD CR	1	104	0.13	EG	299,100	469,100	768,200	768,200	1	03/10/2017	A	13	2	2,916	2	1920	C+	AV	32%				1.00
22-41-0	8 NEIGHBORHOOD RD	1	101	0.19	EG	330,300	621,300	951,600	951,600	965,000	09/10/2020		6	2A	3,311	1	1920	B-	GV	16%				1.00
22-44-0	16 NASON RD	1	101	0.18	EG	323,000	483,100	806,100	806,100	570,000	06/24/2014		6	2	2,208	1	1920	B-	GD	22%				1.00
22-46-0	48 ORCHARD RD	1	101	0.38	EG	428,100	358,400	786,500	786,500	1	12/21/2020	A	6	2	2,110	1	1920	C	GD	22%	10%			1.00
22-52-0	20 ORCHARD RD	1	101	0.29	EG	381,800	396,500	778,300	778,300	310,000	06/13/2000		6	2A	1,821	1	1920	B-	GD	22%				1.00
22-53-0	10 ORCHARD RD	1	101	0.32	EG	398,700	456,000	854,700	854,700	398,000	02/12/2010	L	6	2H	2,285	1	1920	B-	GV	16%				1.00
22-54-0	806 HUMPHREY ST	1	101	0.23	XV	301,900	422,800	724,700	724,700	775,000	06/04/2021		6	2A	2,126	1	1920	C+	GD	22%				1.00
22-55-0	2 ORCHARD RD	1	101	0.20	XG	276,000	355,800	631,800	631,800		02/13/1986		6	2	2,027	1	1920	C+	GD	22%				1.00
22-6-0	19 ORCHARD CR	1	101	0.23	EG	349,300	372,400	721,700	721,700	450,000	09/29/2004		6	2	1,952	1	1920	B-	AG	27%				1.00
22-94-0	76 NASON RD	1	101	0.16	EG	311,600	451,400	763,000	763,000	600,000	10/31/2019		15	2A	2,175	1	1920	B-	GD	22%				1.00
22-95-0	80 NASON RD	1	101	0.13	EG	299,300	366,500	665,800	665,800	185,000	06/30/1992	O	15	2	1,738	1	1920	B-	AG	27%				1.00
23-11-0	44 GLEN RD	1	101	0.09	EG	276,500	204,100	480,600	480,600	185,000	03/29/1999		15	1T	910	1	1920	C	AV	32%				1.00
23-19-0	692 HUMPHREY ST	1	101	0.18	XA	217,900	454,500	672,400	672,400	810,000	08/26/2022		6	2A	1,920	1	1920	C+	VG	11%				1.00
23-29-0	3 PHILLIPS CR	1	101	0.15	XA	219,900	318,300	538,200	538,200	155,000	01/03/1994		15	1T	1,935	1	1920	C	AV	32%				1.00
23-30-0	724 HUMPHREY ST	1	101	0.09	XA	185,900	393,800	579,700	579,700		08/06/1975		15	2A	1,680	1	1920	C+	GD	22%				1.00
23-47-0	82 KENSINGTON LN	1	101	0.16	EG	311,900	305,400	617,300	617,300		09/07/1979		15	1H	1,369	1	1920	C	AV	32%				1.00
23-49-0	96 KENSINGTON LN	1	101	0.18	EG	322,100	519,400	841,500	841,500	380,000	09/29/2000		15	2T	3,056	1	1920	C	GV	16%				1.00
23-7-0	620 HUMPHREY ST	1	334	0.25	CG	477,500	179,900	657,400	657,400	315,000	05/24/2001		75	1	1,200	1	1920	C+	AV	35%				1.00
24-25-0	22 ROSS RD	1	101	0.81	OG	619,300	411,400	1,030,700	1,030,700	737,500	11/01/2019		15	2	2,660	1	1920	C+	AV	32%				1.00
2-44-0	48 KING ST	1	101	0.07	EG	267,400	335,600	603,000	603,000		08/01/1986		15	2H	1,988	1	1920	C	GD	22%				1.00
24-55-0	37 39 BATES RD	1	104	0.10	EG	282,600	390,700	673,300	673,300				13	2	2,444	2	1920	C	AV	32%				1.00
25-2-0	659 HUMPHREY ST	1	102	0.00	CD	0	359,600	359,600	359,600	410,000	03/10/2022		99	1	2,850	1	1920	C+	AG	27%				1.00
2-52-0	57 REDINGTON ST	1	104	0.15	EG	305,400	396,800	702,200	702,200	1	05/10/2022		12	2	2,295	2	1920	C	GD	22%				1.00
25-2-1-0	657 HUMPHREY ST	1	102	0.00	CD	0	354,800	354,800	354,800	1	04/15/2005	F	99	1	2,789	1	1920	C+	AG	27%				1.00
2-54-0	15 KING ST	1	101	0.04	EG	250,800	295,200	546,000	546,000	25,000	01/11/2005	F	15	2A	1,690	1	1920	C	GD	22%				1.00
25-44-0	440 PURITAN RD	1	101	0.34	OG	441,900	462,400	904,300	904,300	1	01/25/2022		6	2	2,492	1	1920	B	GD	22%				1.00
25-45-0	432 PURITAN RD	1	101	0.41	OG	482,800	644,600	1,127,400	1,127,400	320,000	06/28/1991		15	1T	2,207	1	1920	B	VG	11%				1.00
25-81-0	26 BEVERLY RD	1	101	0.18	MV	326,300	440,400	766,700	766,700	705,620	09/28/2018		6	2	2,136	1	1920	B-	GD	22%				1.00
26-108-0	19 JUNIPER RD	1	101	0.15	OV	367,200	381,100	748,300	748,300	125,000	03/29/1996	O	15	2	1,800	1	1920	C	GD	22%				1.00
26-46A-0	135 GALLOUPES PT RD	1	101	0.72	OV	715,600	648,000	1,363,600	1,363,600	875,000	10/26/2000		15	2A	2,285	1	1920	B	GV	16%				1.00
2-65-0	74 ROCKLAND ST	1	104	0.15	EG	274,600	382,500	657,100	657,100	455,000	03/26/2019	H	13	2A	1,987	2	1920	C	AV	32%				1.00
27-106-0	31 STANLEY RD	1	101	0.21	MV	357,700	636,900	994,600	994,600	10	01/11/2022		15	2A	2,832	1	1920	B+	GD	22%				1.00
27-11-0	35 SALEM ST	1	102	0.00	CD	0	505,600	505,600	505,600	500,000	11/13/2020		99	2A	1,550	1	1920	B	GD	22%				1.00
27-11A-0	37 SALEM ST	1	102	0.00	CD	0	521,300	521,300	521,300	299,000	07/27/2015		99	2A	1,570	1	1920	B	GD	22%				1.00
27-128-0	12 DALE ST	1	101	0.26	MV	386,100	712,100	1,098,200	1,098,200	702,000	07/30/2009		15	2A	2,816	1	1920	B+	GD	22%				1.00

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27-14-0	45 SALEM ST	1	101	0.15	XG	254,500	249,900	504,400	504,400	325,000	08/05/2003		6	2	1,541	1	1920	C	AV	32%				1.00
27-16-0	31 SALEM ST	1	101	0.29	XG	315,400	441,900	757,300	757,300	1	05/20/2023		15	1A	1,997	1	1920	C	VG	11%				1.00
27-6-0	964 HUMPHREY ST	1	101	0.11	XV	243,100	330,500	573,600	573,600	312,000	12/15/2006		15	1T	1,323	1	1920	C	GD	22%				1.00
27-70-0	CROSMAN AV	1	101	0.10	MV	190,300	69,500	259,800	259,800	615,000	05/09/2016	G	6	2	1,895	1	1920	C+	AV	32%		80%		1.00
28-113-0	1029 HUMPHREY ST	1	101	0.16	XV	266,600	545,100	811,700	811,700	190,000	02/01/1996	O	6	2A	2,530	1	1920	B	VG	11%				1.00
2-82-0	66 68 GREENWOOD AV	1	104	0.12	EG	293,500	613,200	906,700	906,700	1	10/23/2007	H	13	2A	3,464	2	1920	B	AV	32%				1.00
28-26-0	85 MORTON RD	1	101	0.21	EE	340,300	584,600	924,900	924,900	630,000	01/15/2016		6	2	2,160	1	1920	B+	VG	11%				1.00
28-35-0	88 PHILLIPS AV	1	101	0.61	EE	552,500	792,600	1,345,100	1,345,100	100	04/26/2016	A	6	2A	4,485	1	1920	A-	AV	32%				1.00
2-84-0	60 GREENWOOD AV	1	101	0.11	EG	284,400	477,100	761,500	761,500	435,000	01/15/2002		15	2A	2,822	1	1920	C+	VG	11%				1.00
28-55-0	29 BEACH BLUFF AV	1	101	0.40	EE	443,100	1,026,100	1,469,200	1,469,200	1,095,000	07/27/2006		15	2H	3,100	1	1920	B+	VG	11%				1.00
2-86-1-0	56 GREENWOOD AV	1	102	0.00	CD	0	462,800	462,800	462,800	495,000	12/17/2021		99	2T	1,640	1	1920	B-	AG	27%				1.00
28-62-0	1099 HUMPHREY ST	1	101	0.13	XV	255,600	507,900	763,500	763,500	670,000	07/29/2020		15	2A	2,253	1	1920	C	VG	11%				1.00
2-86-2-0	56 GREENWOOD AV	1	102	0.00	CD	0	582,800	582,800	582,800	495,000	05/22/2020	O	99	2T	2,972	1	1920	B-	AG	27%				1.00
28-64-0	2 CLARKE RD	1	101	0.22	EE	344,200	682,500	1,026,700	1,026,700	1,410,000	08/16/2022		15	2A	3,090	1	1920	B	GV	16%				1.00
28-68-0	9 CLARKE RD	1	101	0.20	EE	335,000	527,900	862,900	862,900	630,000	11/26/2014		6	2A	2,347	1	1920	B	GD	22%				1.00
28-70-0	15 CLARKE RD	1	101	0.13	EE	296,700	590,600	887,300	887,300	607,500	12/12/2003		15	2A	2,581	1	1920	B	GD	22%				1.00
28-73-0	46 BEACH BLUFF AV	1	101	0.46	EE	472,500	1,305,800	1,778,300	1,778,300	1,325,000	05/31/2013		15	2	4,797	1	1920	A	EX	3%				1.00
2-88-0	106 ROCKLAND ST	1	104	0.14	OA	276,900	702,000	978,900	978,900	855,000	06/26/2019		12	2	2,785	2	1920	B-	VG	11%				1.00
28-81-0	44 BELLEVUE RD	1	101	0.37	EE	423,000	531,400	954,400	954,400	1	05/07/2020	A	6	2	2,453	2	1920	B	GD	22%				1.00
28-86-0	45 BELLEVUE RD	1	101	0.31	EE	390,900	500,700	891,600	891,600	10	10/11/2000	F	6	2H	2,510	1	1920	B+	AV	32%				1.00
29-16-0	8 PALMER AV	1	101	0.33	EE	401,100	622,300	1,023,400	1,023,400	750,000	08/31/2004		6	2A	3,136	1	1920	A-	GD	22%				1.00
29-21-0	17 OCEAN AV	1	101	0.55	EE	521,500	780,800	1,302,300	1,302,300	743,000	02/14/1997		6	2A	3,440	1	1920	A	AV	32%				1.00
29-8-0	80 ATLANTIC AV	1	101	0.65	XE	525,900	827,500	1,353,400	1,353,400	324,000	09/01/1992		15	2A	5,106	1	1920	B	VG	11%		5%		1.00
30-111-0	13 PURITAN PK	1	101	0.22	OV	411,900	689,000	1,100,900	1,100,900	10	11/07/2008	A	6	2	3,502	1	1920	B+	GD	22%				1.00
30-113-0	6 PURITAN AV	1	101	0.24	OG	406,900	537,300	944,200	944,200	410,000	07/24/1992		6	2	2,760	1	1920	B+	GD	22%		10%		1.00
30-130-0	9 PURITAN AV	1	101	0.27	OG	422,600	686,400	1,109,000	1,109,000	766,500	10/27/2016		6	2A	3,515	1	1920	B+	GD	22%			0%	1.00
30-27-0	92 PHILLIPS BEACH AV	1	101	0.81	OE	2,064,700	504,600	2,569,300	2,569,300	1,900,000	07/02/2020	O	15	2A	4,116	1	1920	B-	AV	32%				1.00
30-8-0	12 PHILLIPS BEACH AV	1	101	0.93	OV	726,500	872,000	1,598,500	1,598,500	1	06/25/2020	A	15	2H	4,188	1	1920	A	AG	27%				1.00
3-11-0	3 HURON ST	1	104	0.05	EF	182,800	349,400	532,200	532,200	487,500	05/13/2021	T	13	2	1,170	2	1920	C	GD	22%			0%	1.00
3-110-0	169 BURRILL ST	1	101	0.08	EF	193,000	330,200	523,200	523,200	1	11/26/2001	H	15	2H	2,184	1	1920	C	AG	27%				1.00
3-115-0	4 ELLIS TR	1	101	0.07	EF	187,600	339,700	527,300	527,300	10	02/16/2022		15	2A	1,482	1	1920	C	GD	22%				1.00
31-19-0	99 BEACH BLUFF AV	1	101	0.36	EE	418,500	258,300	676,800	676,800	1	11/06/2012	A	15	2	539	1	1920	C+	AG	27%				1.00
3-119A-0	1 HIGGINS TR	1	101	0.07	EF	180,800	306,900	487,700	487,700	429,000	06/14/2018		6	2A	1,587	1	1920	C	GD	22%				1.00
31-22-0	20 MOSTYN ST	1	101	0.29	EE	384,700	837,100	1,221,800	1,221,800	1	02/15/2017	A	6	2H	3,406	1	1920	A-	VG	11%				1.00
3-122-0	15 MIDDLESEX AV	1	101	0.10	XG	230,500	286,100	516,600	516,600	220,000	06/28/2000		15	2	1,398	1	1920	C	GD	22%			0%	1.00
3-123-1	20 PARADISE RD 1	1	102	0.00	PR	0	508,600	508,600	508,600	403,000	05/21/2018	O	8	2	1,397	1	1920	C+	GD	27%				1.00
3-123-2	22 PARADISE RD 2	1	102	0.00	PR	0	493,700	493,700	493,700	285,000	12/30/2015		8	2	1,397	1	1920	C+	GD	27%				1.00
31-24-0	38 MOSTYN ST	1	101	0.43	EE	455,800	870,900	1,326,700	1,326,700	100	06/02/2017	A	6	2HST	4,252	1	1920	A-	GD	22%				1.00
31-32-0	25 MOSTYN ST	1	101	0.62	EE	557,900	1,721,400	2,279,300	2,279,300	1,598,680	05/31/2013		6	2H	6,558	1	1920	A	EX	3%				1.00
31-37-0	171 BEACH BLUFF AV	1	101	0.45	EE	466,200	1,031,400	1,497,600	1,434,500	895,000	06/23/2017	H	15	2H	3,844	1	1920	A+	GD	22%				1.04

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31-37A-0	163 BEACH BLUFF AV	1	101	0.31	EE	393,200	674,500	1,067,700	1,067,700		12/22/1986		15	2A	3,190	1	1920	B+	GD	22%				1.00
3-13D-0	1 3 ERIE ST	1	104	0.10	EF	201,900	516,400	718,300	718,300	100	05/17/2019	A	13	2A	2,708	2	1920	C	GD	22%				1.00
3-140-0	17 MIDDLESEX AV	1	101	0.13	XG	244,000	426,600	670,600	670,600	622,500	10/09/2020		15	2A	1,755	1	1920	C	VG	11%				1.00
3-15-0	6 HURON ST	1	101	0.11	EF	206,300	239,400	445,700	445,700	137,000	03/12/1996		15	1T	1,040	1	1920	C	AV	32%				1.00
31-53-0	76 BRADLEE AV	1	101	0.19	EE	310,300	766,800	1,077,100	1,077,100	815,000	08/04/2003		6	2A	2,836	1	1920	A-	GV	16%				1.00
31-55-0	64 BRADLEE AV	1	101	0.41	EE	422,500	924,100	1,346,600	1,346,600	931,300	08/27/2015		6	2A	3,876	1	1920	A-	GV	16%				1.00
31-5A-0	95 BELLEVUE RD	1	101	0.25	EE	361,900	709,200	1,071,100	1,071,100	1,100,000	12/07/2021		15	2	4,072	1	1920	B-	GV	16%				1.00
3-16-0	10 12 HURON ST	1	104	0.11	EF	206,300	573,100	779,400	779,400	625,000	08/24/2018		13	2A	2,472	2	1920	C	GV	16%				1.00
31-63-0	56 BRADLEE AV	1	101	0.21	EE	337,700	730,400	1,068,100	1,068,100	880,000	06/15/2018		6	2A	2,833	1	1920	A-	GD	22%				1.00
3-20-0	5 SUPERIOR ST	1	104	0.11	EF	206,300	427,300	633,600	633,600	665,000	11/29/2021		13	2	2,916	2	1920	C	AV	32%				1.00
3-21-0	7 9 SUPERIOR ST	1	105	0.13	EF	211,500	455,200	666,700	666,700	100	05/05/2017	J	13	2A	2,685	3	1920	C	AG	27%				1.00
3-27-0	64 PINE ST	1	104	0.11	EF	205,800	405,300	611,100	611,100	432,500	10/26/2004		12	1T	1,760	2	1920	C	AG	27%				1.00
3-40-0	74 PINE ST	1	101	0.10	EF	198,800	322,100	520,900	499,700	217,000	08/11/2021	A	15	1T	1,619	1	1920	C	AG	27%				1.04
36-2-0	48 TUPELO RD	1	101	1.12	OE	1,817,300	531,800	2,349,100	2,349,100	2,150,000	05/06/2021	T	15	2A	4,217	1	1920	A-	FR	42%				1.00
36-28-0	23 LITTLES POINT RD	1	101	1.55	OV	116,600	265,200	381,800	357,900	1	08/06/2015	A	15	2	1,214	1	1920	C+	AV	32%				1.07
3-64A-1	49 PINE ST 1	1	102	0.00	CD	0	297,400	297,400	297,400	233,000	03/05/2018		99	2A	830	1	1920	C	GD	5%				1.00
3-64A-2	49 PINE ST 2	1	102	0.00	CD	0	396,100	396,100	396,100	239,200	11/10/2010		99	2A	1,292	1	1920	C	GD	5%				1.00
3-68-0	65 67 PINE ST	1	109	0.17	EF	226,600	851,300	1,077,900	1,077,900	1	12/28/1988	H	13	3	5,580	5	1920	C	AG	27%				1.00
3-77-0	15 RAILROAD AV	1	326	0.13	CA	290,500	362,000	652,500	652,500		09/18/1986		74	1	2,860	1	1920	B-	VG	21%				1.00
3-91-0	184 BURRILL ST	1	013	0.10	EF	202,100	510,800	712,900	712,900	260,000	03/03/2015	A	12	2	2,533	3	1920	C	GD	22%				1.00
4-20-0	47 GRANT RD	1	102	0.00	CD	0	359,100	359,100	359,100	254,900	04/27/2016		99	2A	913	1	1920	B-	GD	22%				1.00
4-20A-0	47 GRANT RD	1	102	0.00	CD	0	496,700	496,700	496,700	100	05/12/2022		99	2A	1,590	1	1920	B-	GD	22%				1.00
4-22-0	38 OUTLOOK RD	1	101	0.94	EV	608,400	591,700	1,200,100	1,200,100	750,000	11/26/2014	H	6	2	4,635	1	1920	B+	FA	37%				1.00
4-50-0	34 36 SHERIDAN RD	1	101	0.17	EG	317,600	534,400	852,000	852,000	1	07/28/1993	A	15	2A	2,889	1	1920	B-	GD	22%				1.00
5-173-0	42 SUFFOLK AV	1	101	0.12	EB	267,600	335,000	602,600	602,600	367,000	05/31/2007		15	2	1,486	1	1920	C	GD	22%				1.00
5-199-0	43 FRANKLIN AV	1	101	0.11	EB	262,900	293,400	556,300	556,300	535,000	02/17/2022		15	2	1,919	1	1920	C	AV	32%				1.00
5-204-0	63 FRANKLIN AV	1	101	0.11	EB	262,900	347,400	610,300	610,300	365,000	10/01/2015		15	1T	1,257	1	1920	C	GD	22%				1.00
5-6-0	22 MIDDLESEX AV	1	104	0.08	XG	224,400	426,000	650,400	650,400	176,000	08/22/1997		13	2A	1,978	2	1920	C	GD	22%			0%	1.00
6-1-0	12 14 BEACH AV	1	104	0.13	EF	212,000	390,700	602,700	602,700	458,000	09/01/2005	A	12	1T	3,097	2	1920	C	AV	32%				1.00
6-120-1	14 16 ELM PL	1	102	0.00	CD	0	356,800	356,800	356,800	280,000	12/28/2018		99	2	1,108	1	1920	B-	AV	32%			10%	1.00
6-120-2	14 16 ELM PL	1	102	0.00	CD	0	337,900	337,900	337,900	220,000	12/03/2002		99	2	1,147	1	1920	B-	AV	32%			10%	1.00
6-121-0	26 ELM PL	1	101	0.13	EF	211,500	287,900	499,400	499,400	1	04/19/1996	A	15	1T	1,752	1	1920	C	AG	27%			5%	1.00
6-125-0	157 ESSEX ST	1	101	0.09	XF	195,900	271,400	467,300	467,300	335,000	12/20/2004		15	2	1,167	1	1920	C	GD	22%				1.00
6-128-0	158 160 ESSEX ST	1	104	0.11	XF	206,300	523,300	729,600	729,600	1	07/23/2013	A	13	2A	2,610	2	1920	C	GD	22%				1.00
6-129C-0	17 BURPEE RD	1	101	0.10	MA	216,800	267,400	484,200	484,200	282,500	07/22/2013		2	1H	1,272	1	1920	C	AG	27%				1.00
6-130A-0	35 BURPEE RD	1	114	1.03	AA	1,520,000	4,067,700	5,587,700	5,587,700				83	2	40,500	38	1920	B+	EX	12%			30%	1.00
6-131-0	154 ESSEX ST	1	325	0.03	CA	73,200	42,400	115,600	115,600	295,000	06/28/2022	A	78	1	712	1	1920	D-	AV	35%20%				1.00
6-132-0	146 148 ESSEX ST	1	104	0.08	XF	192,800	528,800	721,600	721,600	100	01/29/2021	A	13	2H	3,045	2	1920	C	GD	22%				1.00
6-135-0	36 BURPEE RD	1	101	0.17	MA	246,100	369,600	615,700	615,700	100	12/17/2002	A	15	2	2,014	1	1920	C	GD	22%				1.00
6-136A-0	44 BURPEE RD	1	104	0.27	MA	285,800	505,900	791,700	791,700	1	06/15/2022		13	2A	3,248	2	1920	C	GD	22%			5%	1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---					E S/O	Ratio
6-140-0	63 65 BUENA VISTA ST	1	104	0.15	EF	217,800	403,800	621,600	621,600	575,000	08/20/2020		13	2	1,768	2	1920	C	GD	22%					1.00
6-151-0	5 HILLCREST CR	1	101	0.09	EA	196,900	324,500	521,400	521,400		06/16/1987		15	2	1,444	1	1920	C	GD	22%					1.00
6-152-0	11 HILLCREST CR	1	101	0.07	MA	203,300	399,600	602,900	602,900	588,000	10/23/2020		15	2	1,436	1	1920	C	VG	11%					1.00
6-154-0	1 HILLCREST CR	1	101	0.10	MA	216,700	341,100	557,800	557,800	100	11/10/2021	A	15	2	1,672	1	1920	C	GD	22%					1.00
6-155-0	2 HILLCREST CR	1	104	0.09	MA	214,100	456,700	670,800	670,800	690,000	02/19/2021		13	2A	2,871	2	1920	C	GD	22%					1.00
6-156-0	8 HILLCREST CR	1	101	0.09	MA	213,500	314,100	527,600	527,600	1	03/10/2022		15	2	1,600	1	1920	C	GD	22%					1.00
6-16-0	48 BEACH AV	1	104	0.14	EF	217,400	415,600	633,000	633,000	147,000	07/21/1989	J	13	2A	2,052	2	1920	C	GD	22%					1.00
6-160-0	20 HILLCREST CR	1	101	0.07	MA	203,600	286,800	490,400	490,400	645,000	04/12/2023		15	1T	1,442	1	1920	C	AV	32%					1.00
6-162-0	2 UPLAND RD	1	101	0.06	EA	186,400	344,700	531,100	531,100	1	01/02/2014	A	15	2	1,523	1	1920	C	GD	22%					1.00
6-179-0	50 CHERRY ST	1	101	0.12	EF	209,700	310,600	520,300	520,300	1	08/14/2015	A	15	2H	1,654	1	1920	C	AG	27%					1.00
6-184-0	8 ESSEX ST	1	101	0.12	XF	208,300	257,000	465,300	465,300	374,000	01/29/2019		15	2	2,206	1	1920	C	AV	32%		10%			1.00
6-188-0	61 63 CHERRY ST	1	105	0.14	EF	214,800	547,700	762,500	762,500	1	04/21/2021	A	13	2A	2,799	3	1920	C	GD	22%			0%		1.00
6-192-1	50 ESSEX ST 1	1	102	0.00	BR	0	335,800	335,800	335,800	338,000	03/31/2023		99	1H	648	1	1920	C	GD	22%					1.00
6-192-2	50 ESSEX ST 2	1	102	0.00	BR	0	319,700	319,700	319,700	330,000	09/27/2021		99	1H	598	1	1920	C	GD	22%					1.00
6-192-3	50 ESSEX ST 3	1	102	0.00	BR	0	357,200	357,200	357,200	315,000	05/28/2020		99	1H	716	1	1920	C	GD	22%					1.00
6-192-4	54 ESSEX ST 1	1	102	0.00	BR	0	511,500	511,500	511,500	395,000	05/21/2018		99	1H	1,141	1	1920	C	GD	22%					1.00
6-192-5	56 ESSEX ST 2	1	102	0.00	BR	0	340,400	340,400	340,400	355,000	12/30/2021		99	1H	964	1	1920	C	GD	22%	15%				1.00
6-1D-0	20 COLUMBIA ST	1	104	0.11	EF	203,000	365,000	568,000	568,000	464,000	08/28/2018		13	2	1,801	2	1920	C	GD	22%			5%		1.00
6-1E-0	16 18 COLUMBIA ST	1	104	0.11	EF	203,200	396,800	600,000	600,000	423,000	01/30/2017		13	2	1,801	2	1920	C	GD	22%			5%		1.00
6-20-0	62 BEACH AV	1	104	0.11	EF	205,800	545,500	751,300	751,300	450,000	07/28/2015	G	13	2A	3,065	2	1920	C	GD	22%					1.00
6-210-0	28 HILLCREST CR	1	101	0.09	MA	214,400	310,000	524,400	524,400	350,000	04/28/2006		15	2	1,545	1	1920	C	GD	22%					1.00
6-26-0	59 BEACH AV	1	101	0.14	EF	214,100	357,700	571,800	571,800	1	01/19/2017	H	15	2A	1,542	1	1920	C	GD	22%					1.00
6-28-0	53 BEACH AV	1	105	0.14	EF	217,200	468,700	685,900	685,900	100	04/26/2017	A	13	2A	3,191	3	1920	C	AV	32%					1.00
6-3-0	6 COLUMBIA ST	1	104	0.15	EF	187,500	305,600	493,100	493,100		04/08/1986		12	2T	1,733	2	1920	C	AV	32%			5%		1.00
6-30-0	47 BEACH AV	1	101	0.14	EF	217,200	318,200	535,400	535,400	376,000	06/29/2004		15	2A	1,784	1	1920	C	AV	32%					1.00
6-31-0	37 BEACH AV	1	104	0.08	EF	194,400	416,500	610,900	610,900	10	01/11/2016	A	13	2A	2,630	2	1920	C	AV	32%					1.00
6-32-0	33 35 BEACH AV	1	104	0.08	EF	193,500	680,800	874,300	874,300	640,000	10/31/2017		13	2A	2,999	2	1920	C	VG	11%					1.00
6-33A-0	9 VALLEY RD	1	101	0.10	EF	199,400	361,700	561,100	561,100	349,900	06/20/2014		15	2A	1,670	1	1920	C	GD	22%					1.00
6-40-0	39 ESSEX AV	1	101	0.10	EF	200,400	265,100	465,500	465,500		06/27/1969		15	2	1,130	1	1920	C	GD	22%					1.00
6-41-1	33 35 ESSEX AV 33	1	102	0.00	CD	0	347,800	347,800	347,800	220,000	06/16/2015		99	2	1,164	1	1920	B	AG	27%					1.00
6-41-2	33 35 ESSEX AV 35	1	102	0.00	CD	0	338,000	338,000	338,000	35,000	08/10/2020		99	2	1,413	1	1920	B	AG	27%					1.00
6-42-1	29 31 ESSEX AV	1	102	0.00	CD	0	373,900	373,900	373,900	405,000	06/18/2021		99	2H	1,000	1	1920	C+	VG	11%					1.00
6-42-2	29 31 ESSEX AV	1	102	0.00	CD	0	419,700	419,700	419,700	335,975	01/04/2019	J	99	2H	1,563	1	1920	C+	VG	11%					1.00
6-44-0	1 3 VALLEY RD	1	105	0.07	EF	189,100	436,200	625,300	625,300	100	02/16/2018	F	13	2A	2,755	3	1920	C	AG	27%					1.00
6-45-0	5 VALLEY RD	1	101	0.09	EF	198,200	316,500	514,700	514,700	380,000	07/01/2004		15	2	1,723	1	1920	C	GD	22%					1.00
6-46-0	10 VALLEY RD	1	101	0.14	EF	217,400	377,600	595,000	595,000	160,000	07/31/1996		15	2	1,913	1	1920	C	GD	22%					1.00
6-49-1	6 VALLEY RD	1	102	0.00	CD	0	318,700	318,700	318,700	200,000	05/25/2005		99	2H	1,165	1	1920	C+	GD	22%					1.00
6-49-2	8 VALLEY RD	1	102	0.00	CD	0	345,000	345,000	345,000	88,666	09/28/2007	F	99	2H	1,315	1	1920	C+	GD	22%					1.00
6-51-1	2 VALLEY RD	1	102	0.00	CD	0	311,700	311,700	311,700	226,649	01/14/2022	L	99	2H	1,210	1	1920	B-	AV	32%					1.00
6-51-2	4 VALLEY RD	1	102	0.00	CD	0	349,800	349,800	349,800	309,000	08/10/2020		99	2H	1,599	1	1920	B-	AV	32%					1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---			E S/O	Ratic
6-52-1	19 21 ESSEX AV	1	102	0.00	CD	0	301,500	301,500	301,500	10	12/29/2016	F	99	2A	1,335	1	1920	C+	GD 22%			1.00
6-52-2	19 21 ESSEX AV	1	102	0.00	CD	0	383,100	383,100	383,100	285,000	12/20/2005		99	2A	2,399	1	1920	C+	GD 22%			1.00
6-57B-0	45 ESSEX ST	1	101	0.19	XF	234,500	380,900	615,400	615,400	525,000	01/15/2019		15	1T	1,351	1	1920	C	GV 16%			1.00
6-61-0	63 ESSEX ST	1	104	0.09	XF	195,900	301,000	496,900	496,900	560,000	12/10/2021	O	13	2H	2,420	2	1920	C	AV 32%		20%	1.00
6-62-0	65 ESSEX ST	1	104	0.07	XF	189,700	469,500	659,200	659,200	586,000	12/19/2019		13	2A	2,019	2	1920	C	GD 22%			1.00
6-63-0	69 ESSEX ST	1	101	0.05	XF	182,800	271,700	454,500	454,500	237,500	03/01/2010		2	1A	1,519	1	1920	C	GD 22%			1.00
6-7-0	25 MOUNTAIN AV	1	101	0.16	EF	179,800	617,800	797,600	797,600	1	08/21/1998	A	15	1T	3,223	2	1920	C-	GD 22%			1.00
6-70-0	36 ESSEX AV	1	101	0.09	EF	198,500	282,700	481,200	480,900	40,000	07/31/1996	J	15	2A	1,639	1	1920	C	AV 32%			1.00
6-75-1	42 ESSEX AV 1	1	102	0.00	CD	0	199,000	199,000	273,600	1	10/07/2021	F	99	2A	1,000	1	1920	C	AV 32%			0.73
6-75-2	42 ESSEX AV 2	1	102	0.00	CD	0	273,400	273,400	273,400	1	01/26/2022	F	99	2A	2,085	1	1920	C	AG 27%			1.00
6-76-0	50 COLUMBIA ST	1	101	0.11	EF	205,800	401,500	607,300	607,300	820,000	06/15/2022		15	1T	1,406	1	1920	C	GV 16%		5%	1.00
6-8-0	22 BEACH AV	1	101	0.10	EF	201,900	327,100	529,000	529,000	670,000	11/30/2022		15	1T	1,749	1	1920	C	GD 22%			1.00
6-88-0	75 77 ESSEX ST	1	105	0.15	XF	220,300	468,400	688,700	688,700	577,500	09/30/2019	H	13	2H	3,346	3	1920	C	AV 32%			1.00
7-118A-0	20 CRESCENT ST	1	031	0.05	EF	1,300	289,100	290,400	290,400	1	10/07/2009	A	52	2	2,485	1	1920	C+	AV 32%			1.00
7-150-0	10 BUENA VISTA ST	1	013	0.16	EF	225,200	296,500	521,700	521,700	1	09/26/2001	A	22	2	3,630	1	1920	C	AV 32%			1.00
7-152A-0	8 HILLSIDE AV	1	101	0.07	EF	188,800	208,300	397,100	397,100	400,000	04/15/2022		15	1T	988	1	1920	C	AV 32%			1.00
7-196-0	16 CRESCENT ST	1	101	0.05	EF	181,800	301,100	482,900	482,900	148,000	07/24/1989		15	2	1,370	1	1920	C	GD 22%			1.00
7-29-0	7 TIDD ST	1	101	0.19	EF	222,400	375,200	597,600	597,600	342,450	07/18/2014		15	1T	1,782	1	1920	C	GD 22%			1.00
7-55-0	92 MELVIN AV	1	101	0.09	EF	197,500	280,100	477,600	477,600	385,000	06/28/2019		15	2	1,171	1	1920	C	GD 22%			1.00
7-82-1	59 JESSIE ST 1	1	102	0.00	CD	0	343,400	343,400	343,400	277,500	09/17/2018		99	2	1,029	1	1920	B-	GD 22%			1.00
7-82-2	59 JESSIE ST 2	1	102	0.00	CD	0	313,300	313,300	313,300	236,500	01/19/2018		99	1	924	1	1920	B-	GD 22%			1.00
8-31-0	81 COOLIDGE RD	1	104	0.23	MA	255,000	310,900	565,900	565,900	49,000	09/23/1994	O	6	2	2,557	1	1920	C	AG 27%		5%	1.00
9-551-0	141 FOSTER RD	1	101	0.19	MA	252,400	319,600	572,000	572,000	318,000	07/30/2010		2	1	880	1	1920	C	VG 11%			1.00
9-619-0	64 FOSTER RD	1	101	0.17	MA	247,100	220,000	467,100	467,100	1	03/17/1999	A	2	1	1,046	1	1920	C	AG 27%			1.00

Subtotals for: 1920

Current Total: 230,356,300
Previous Assessment: 230,322,400

Total Acres: 51.46
Finished Area: 749,113

Sale Price: 106,330,286
Parcel Count: 324

Average Assessment: 710,976
Assessment vs Previous: 1.00

Year Built: 1921

16-86-0	16	BANKS TR	1	101	0.12	EG	290,100	277,300	567,400	567,400	05/16/1972	6	2	1,330	1	1921	C	GD 22%		1.00		
19-89-0	16	BAY VIEW AV	1	101	0.26	OA	333,300	624,900	958,200	958,200	850,000	11/10/2020	6	2H	2,500	1	1921	B	VG 11%		1.00	
19-9-0	164	ASPEN RD	1	101	0.13	EG	297,600	349,800	647,400	647,400	460,000	09/29/2014	15	2	1,806	1	1921	C	GD 22%	0%	1.00	
20-43-0	30	ASPEN RD	1	101	0.09	EG	277,200	389,100	666,300	666,300	435,000	06/19/2014	15	2	1,691	1	1921	C	VG 11%	0%	1.00	
25-30A-0	40	HEMENWAY RD	1	013	0.50	EG	494,800	308,100	802,900	802,900	1	04/21/2006	A	6	2A	1,960	1	1921	C	AV 32%		1.00
27-52-0	38	CROSMAN AV	1	101	0.19	MV	346,000	532,200	878,200	878,200	615,000	06/26/2015	6	2T	2,681	1	1921	C+	GV 16%		1.00	
30-5-0	33	ATLANTIC AV	1	101	0.63	XE	515,300	979,800	1,495,100	1,495,100	1,450,000	08/26/2022	15	2H	4,450	1	1921	A-	GD 22%		1.00	

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	St. Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---					E S/O	Ratio
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Subtotals for: 1921

Current Total: 6,015,500
Previous Assessment: 6,015,500

Total Acres: 1.92
Finished Area: 16,417

Sale Price: 3,810,001
Parcel Count: 7

Average Assessment: 859,357
Assessment vs Previous: 1.00

Year Built: 1922

11-393A-0	8 SAMPSON AV	1	101	0.21	MA	248,100	355,000	603,100	603,100	405,000	04/29/2016		15	2	1,653	1	1922	C	GD	22%				1.00
14-46-0	76 BARNSTABLE ST	1	101	0.18	EB	295,700	339,600	635,300	635,300	395,000	09/27/2019	O	15	1T	2,087	1	1922	C	AV	32%				1.00
16-10-0	26 BANKS RD	1	101	0.09	EG	273,800	319,200	593,000	593,000	475,000	01/31/2020	O	15	2	1,392	1	1922	C	GD	22%				1.00
16-15-0	5 BANKS CT	1	101	0.15	EG	306,500	354,600	661,100	661,100	439,000	07/31/2014		15	2	1,773	1	1922	C	GD	22%				1.00
16-31-0	99 FARRAGUT RD	1	104	0.14	EG	301,600	548,000	849,600	849,600	210,000	08/01/1996		13	2H	3,225	2	1922	C+	GD	22%				1.00
16-88-0	22 BANKS TR	1	101	0.14	EG	304,200	406,100	710,300	710,300	895,000	07/15/2022		6	2	1,748	1	1922	C	VG	11%				1.00
19-34-0	53 55 SHERWOOD RD	1	104	0.22	EG	345,400	504,500	849,900	849,900	240,000	07/08/2008	A	13	2A	3,082	2	1922	C	GD	22%				1.00
19-55-0	7 FULLER AV	1	101	0.14	OA	274,500	446,500	721,000	721,000	460,000	08/13/2009		15	2A	1,838	1	1922	B-	GD	22%				1.00
19-8-0	166 ASPEN RD	1	101	0.13	EG	296,000	314,700	610,700	610,700	1	06/26/2003	A	15	2	1,737	1	1922	C	GD	22%		0%		1.00
20-110-0	74 ASPEN RD	1	101	0.10	EG	282,600	323,100	605,700	605,700	100	08/17/2021	F	6	2	1,687	1	1922	C	GD	22%		0%		1.00
20-199-0	195 ASPEN RD	1	101	0.12	EG	293,600	513,500	807,100	807,100	795,000	03/25/2020		15	2A	1,851	1	1922	C	EX	3%				1.00
2-166-0	56 BLANEY ST	1	101	0.23	EG	251,400	598,600	850,000	850,000	850,000	05/26/2021	K	15	3	6,458	1	1922	B+	FR	42%		25%		1.00
22-30-0	24 ORCHARD CR	1	101	0.16	EG	310,200	384,200	694,400	694,400		10/24/1963		6	2A	1,728	1	1922	C+	GD	22%				1.00
23-25-0	704 HUMPHREY ST	1	101	0.19	XA	223,800	559,200	783,000	781,700	1	10/01/2014	A	15	2A	2,580	1	1922	C+	VG	11%				1.00
27-63-0	33 CROSMAN AV	1	101	0.21	MV	357,000	496,900	853,900	853,900	100	11/15/2012	A	15	2	3,004	1	1922	C+	GD	22%				1.00
27-66-0	17 CROSMAN AV	1	101	0.21	MV	357,000	397,700	754,700	754,700	765,000	01/29/2021		6	2A	1,750	1	1922	C+	GD	22%				1.00
28-22-0	61 MORTON RD	1	101	0.19	EE	328,200	654,100	982,300	982,300	725,000	12/17/2012		6	2	1,938	1	1922	B+	GD	22%				1.00
28-54-0	25 BEACH BLUFF AV	1	101	0.38	EE	428,700	1,036,900	1,465,600	1,465,600	1	08/31/2021	A	15	2A	4,124	1	1922	A	AG	27%				1.00
35-52-0	15 LITTLES POINT RD	1	101	0.32	OV	475,800	758,400	1,234,200	1,234,200	930,000	06/16/2017	O	15	2H	3,250	1	1922	B	VG	11%				1.00
5-231-0	2 PATON TR	1	101	0.07	EG	266,100	289,400	555,500	555,500	1	12/12/2007	A	15	2	1,312	1	1922	C	AG	27%				1.00

Subtotals for: 1922

Current Total: 15,820,400
Previous Assessment: 15,819,100

Total Acres: 3.57
Finished Area: 48,216

Sale Price: 7,584,204
Parcel Count: 20

Average Assessment: 791,020
Assessment vs Previous: 1.00

Year Built: 1923

16-121-0	389 FOREST AV	1	101	0.12	XV	247,900	314,300	562,200	562,200	1	02/01/2005	F	15	2	1,516	1	1923	C	GD	22%				1.00
16-87-0	20 BANKS TR	1	101	0.15	EG	305,900	330,700	636,600	636,600	429,000	05/20/2016		6	2	1,265	1	1923	C	GD	22%				1.00
19-1-0	200 ASPEN RD	1	101	0.14	EG	301,300	311,800	613,100	613,100	1	08/02/1989	A	6	2A	1,764	1	1923	C	GD	22%				1.00
19-10-0	158 ASPEN RD	1	101	0.13	EG	294,700	300,700	595,400	595,400	1	01/27/2023		6	2A	1,565	1	1923	C	GD	22%		0%		1.00
19-122-0	79 MILLETT RD	1	101	0.13	EG	298,100	423,600	721,700	721,700	1	04/20/2021	A	6	2A	1,896	1	1923	C+	GD	22%				1.00
19-3-0	188 ASPEN RD	1	101	0.12	EG	293,100	423,800	716,900	716,900	715,000	07/17/2020		15	2	1,680	1	1923	C	VG	11%				1.00
19-5-0	180 ASPEN RD	1	101	0.12	EG	293,500	477,100	770,600	770,600	725,000	06/11/2019		6	2A	2,061	1	1923	C	VG	11%				1.00
19-53-0	11 FULLER AV	1	101	0.30	OA	356,000	549,100	905,100	905,100	1	01/13/2020	A	6	2	2,264	1	1923	B-	VG	11%				1.00

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Town of Swampscott

Certification Detail by Year Built

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* Land Sale

Parcel ID	Location	C/Code	LUC	Acres	NBC	Land Value	Impr. Value	Curren Value	Prev Value	Sale Price	Sale Date	N A L	Imp	St. Ht.	Fin. Area	Units	Yr Blt	Gr	---Depreciation---				
																			Cn	Ph	F	E	S/O
19-60-0	82 FULLER AV	1	101	0.20	EG	331,600	449,500	781,100	781,100	285,000	07/31/1986		15	2H	2,462	1	1923	C+	VG	11%		1.00	
19-62-0	74 FULLER AV	1	101	0.17	EG	318,000	356,900	674,900	674,900	190,000	07/29/1994		15	2	2,038	1	1923	C	GD	22%		1.00	
19-7-0	172 ASPEN RD	1	101	0.13	EG	294,700	398,700	693,400	693,400	850,000	06/08/2022		6	2	1,903	1	1923	C	VG	11%	0%	1.00	
19-84-0	19 GREENWOOD TR	1	101	0.11	EG	288,000	355,300	643,300	643,300	1	10/18/2019		15	2A	1,753	1	1923	C+	AG	27%		1.00	
20-194-0	17 ARBUTUS RD	1	101	0.10	EG	283,200	359,300	642,500	642,500	550,000	12/03/2018		15	2A	1,649	1	1923	C	GV	16%		1.00	
20-29-0	26 PROSPECT AV	1	101	0.11	EG	288,700	222,400	511,100	511,100	432,500	12/19/2019		15	1TQS	1,271	1	1923	C	FA	37%		1.00	
21-44-0	523 HUMPHREY ST	1	101	0.09	XA	196,500	267,200	463,700	463,700	278,000	05/03/2017		15	1T	1,461	1	1923	C	AV	32%	10%	1.00	
23-27-0	22 PHILLIPS CR	1	101	0.25	EG	360,700	341,100	701,800	701,800	450,000	07/28/2006		15	2A	1,904	1	1923	C	AG	27%		1.00	
26-100-0	12 TUPELO RD	1	101	0.31	OG	425,100	772,700	1,197,800	1,197,800	430,000	05/31/1995		6	2A	4,057	1	1923	A-	GD	22%		1.00	
27-30-0	11 AYCLIFFE RD	1	101	0.11	MV	301,800	346,700	648,500	648,500	1	12/08/2016	A	2	1	1,080	1	1923	C+	GD	22%		1.00	
27-65-0	21 CROSMAN AV	1	101	0.21	MV	357,000	396,000	753,000	753,000	1	11/14/2019		15	2	1,746	1	1923	C+	AG	27%		1.00	
3-12A-0	7 HURON ST	1	101	0.07	EF	187,800	346,700	534,500	534,500	419,000	09/05/2019		2	1	1,176	1	1923	C	GD	22%		1.00	
31-72-0	21 ESTABROOK RD	1	101	0.31	EE	390,900	753,100	1,144,000	1,144,000	1,751,000	06/16/2022		6	2	3,193	1	1923	A-	GD	22%		1.00	
6-129-0	15 BURPEE RD	1	101	0.10	MA	217,700	255,700	473,400	473,400	1	09/15/1992	A	15	2	1,506	1	1923	C	AV	32%		1.00	
6-133-0	6 HILLCREST CR	1	101	0.05	EA	183,100	306,000	489,100	489,100	125,000	08/28/1992		15	2	1,668	1	1923	C	GD	22%		1.00	
6-167A-0	3 ESSEX TR	1	101	0.11	EF	193,700	259,300	453,000	453,000	146,000	07/29/1988		15	2	1,493	1	1923	C	AV	32%		1.00	
9-522-0	32 ELWIN ST	1	101	0.11	MA	220,600	198,800	419,400	419,400	145,100	08/27/1999		2	1	888	1	1923	C	AV	32%		1.00	

Subtotals for: 1923

Current Total: 16,746,100
Previous Assessment: 16,746,100

Total Acres: 3.74
Finished Area: 45,259

Sale Price: 7,920,609
Parcel Count: 25

Average Assessment: 669,844
Assessment vs Previous: 1.00

Grand Totals

Current Total: 1,433,918,600
Previous Assessment: 1,433,374,600

Total Acres: 393.39
Finished Area: 4,568,538

Sale Price: 644,097,976
Parcel Count: 1,958

Average Assessment: 732,338
Assessment vs Previous: 1.00

End of Report