

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 6  |        | BLUEBERRY LN, LINCOLN |

OWNERSHIP

|           |                              |
|-----------|------------------------------|
| Owner 1:  | BISHOP TR SARAH R            |
| Owner 2:  | SARAH BISHOP REVOCABLE TRUST |
| Owner 3:  |                              |
| Street 1: | 6 BLUEBERRY LN               |
| Street 2: |                              |
| Twn/City: | LINCOLN                      |
| St/Prov:  | MA Cntry Own Occ: Y          |
| Postal:   | 01773-2210 Type:             |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | BISHOP - SARAH R |
| Owner 2:  | -                |
| Street 1: | 6 BLUEBERRY LN   |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773-2210       |

NARRATIVE DESCRIPTION

This parcel contains 2.087 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1939, having primarily CLAPBOARD Exterior and 4059 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R-1  | Single Fam  | 100 | water   | A    | SEPTIC      |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  | 1    | PAVED       |
| t          |      |             |     | Gas:    | 4    | MEDIUM      |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type  | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes   |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 101      | ONE FAM     |          | 80000       |                    | SQUARE FE | PRIME SITE |           | 0          | 9.98       | 1.00 | R3    |            |           |        |   |        |   |        |   | 798,400         |           |   |           |        |      | 798,400   |         |
| 101      | ONE FAM     |          | 0.25        |                    | ACRES     | UNDEV      | 0.2       | 0          | 35,000.    | 0.20 | R3    |            |           |        |   |        |   |        |   | 1,750           |           |   |           |        |      | 1,800     | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code   | Land Size | Building Value                 | Yard Items | Land Value | Total Value     |
|--|-----------|--------------------------------|------------|------------|-----------------|
| 101  | 2.087     | 725,400                        | 1,100      | 800,200    | 1,526,700       |
| Total Card 2.087 725,400 1,100 800,200 1,526,700   |           |                                |            |            |                 |
| Total Parcel 2.087 725,400 1,100 800,200 1,526,700 |           |                                |            |            |                 |
| Source: Market Adj Cost                            |           | Total Value per SQ unit /Card: |            | 376.13     | /Parcel: 376.13 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 749,700    | 1000      | 2.087     | 777,000    | 1,527,700   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 739,700    | 1000      | 2.087     | 761,500    | 1,502,200   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 734,600    | 1000      | 2.087     | 701,500    | 1,437,100   | 1,437,100     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 659,600    | 1000      | 2.087     | 634,300    | 1,294,900   | 1,294,900     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 619,100    | 1000      | 2.087     | 561,500    | 1,181,600   | 1,181,600     | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 614,000    | 1000      | 2.087     | 561,500    | 1,176,500   | 1,176,500     | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 558,100    | 1000      | 2.087     | 543,900    | 1,103,000   | 1,103,000     | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 558,100    | 1000      | 2.087     | 543,900    | 1,103,000   | 1,103,000     | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|-------|
| BISHOP,SARAH R  | 1613-88   |      | 4/19/2024 | CONVENIENC |            | 1 | No  | No    |       |
| BISHOP ROBERT C | 1267-54   |      | 4/24/2003 | CONVENIENC |            | 1 | No  | No    |       |
| ALBERT L. FULLE | 1032-131  |      | 7/1/1987  |            | 480,000    |   | No  | No    |       |

BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 2/5/2010  | 4382   | RENOVATI | 6,250  | C   | 7/7/2011   |          |            | reno existing bath |
| 12/4/2007 | 3832   | MANUAL   |        | C   |            |          |            | replace lead aroun |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 1/8/2025   | MEAS/EXT INS | 6   | JN        |
| 8/28/2013  | MEAS/EXT INS | 25  | D ERSKINE |
| 6/11/2007  | MEAS/EXT INS | 617 | D HASCHIG |
| 9/16/1998  | MEAS+INSPCTD | 602 |           |
| 10/26/1995 | MEAS+INSPCTD | 607 |           |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

|                |        |
|----------------|--------|
| Prior Id # 1:  | 46 6 0 |
| Prior Id # 2:  |        |
| Prior Id # 3:  |        |
| Prior Id # 1:  |        |
| Prior Id # 2:  |        |
| Prior Id # 3:  |        |
| Prior Id # 1:  |        |
| Prior Id # 2:  |        |
| Prior Id # 3:  |        |
| ASR Map:       |        |
| Fact Dist:     |        |
| Reval Dist:    |        |
| Year:          |        |
| LandReason:    |        |
| BldReason:     |        |
| CivilDistrict: |        |
| Ratio:         |        |

!1343!

PRINT  
 Date Time  
 09/26/25 16:13:40

LAST REV  
 Date Time  
 01/08/25 14:27:47

apro  
 1343

PAT ACCT.

