

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 35 |        | SANDY POND RD, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | LACHEY JENNIFER L   |
| Owner 2:  | BAZIN MARC J        |
| Owner 3:  |                     |
| Street 1: | 35 SANDY POND RD    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                         |
|-----------|-------------------------|
| Owner 1:  | CHESWORTH - RICHARD     |
| Owner 2:  | CHESWORTH - CHRISTINE A |
| Street 1: | 35 SANDY POND RD        |
| Twn/City: | LINCOLN                 |
| St/Prov:  | MA Cntry                |
| Postal:   | 01773                   |

NARRATIVE DESCRIPTION

This parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1935, having primarily BRICK Exterior and 3971 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 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          | 13.03      | 1.00 | R5    |            |           |        |   |        |   |        |   | 1,042,400       |           |   |           |        |      | 1,042,400 |       |
| 101      | ONE FAM     |          | 1.283       |                    | ACRES     | EXCESS ACRE |           | 0          | 35,000.    | 1.00 | R5    |            |           |        |   |        |   |        |   | 44,905          |           |   |           |        |      | 44,900    |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code   | Land Size | Building Value                        | Yard Items | Land Value      | Total Value |
|--|-----------|---------------------------------------|------------|-----------------|-------------|
| 101  | 3.120     | 1,101,100                             | 1,800      | 1,087,300       | 2,190,200   |
| Total Card 3.120 1,101,100 1,800 1,087,300 2,190,200   |           |                                       |            |                 |             |
| Total Parcel 3.120 1,101,100 1,800 1,087,300 2,190,200 |           |                                       |            |                 |             |
| Source: Market Adj Cost                                |           | Total Value per SQ unit /Card: 551.52 |            | /Parcel: 551.52 |             |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 1,068,300  | 1700      | 3.12      | 1,056,900  | 2,126,900   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 1,028,600  | 1700      | 3.12      | 1,027,600  | 2,057,900   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 1,021,700  | 1700      | 3.12      | 875,600    | 1,899,000   | 1,899,000     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 924,800    | 1700      | 3.12      | 803,600    | 1,730,100   | 1,730,100     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 892,400    | 1700      | 3.12      | 835,600    | 1,729,700   | 1,729,700     | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 927,400    | 1700      | 3.12      | 835,600    | 1,764,700   | 1,764,700     | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 902,000    | 1700      | 3.12      | 832,400    | 1,736,100   | 1,736,100     | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 902,000    | 1700      | 3.12      | 832,400    | 1,736,100   | 1,736,100     | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| CHESWORTH,RICHA | 81959-187 |      | 9/1/2023  |            | 2,500,000  | No | No  |       |       |
| VEAGUE,JOHN R   | 71428-533 |      | 8/3/2018  |            | 1,885,000  | No | No  |       |       |
| MAY,LINDA C     | 62170-520 |      | 7/2/2013  |            | 1,575,000  | No | No  |       |       |
| MAY, JAMES W.,  | 27081-051 |      | 2/21/1997 | CONVENIENC |            | No | No  |       |       |
| NORMA T. GREEN  | 13829-627 |      | 11/2/1979 |            | 298,300    | No | No  |       |       |

BUILDING PERMITS

| Date       | Number    | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|-----------|----------|---------|-----|------------|----------|------------|--------------------|
| 9/26/2024  | R-24-0181 | MANUAL   | 4,309   | C   |            |          |            | Install 16oz highb |
| 7/6/2017   | 6791      | RENOVATI | 115,000 | C   | 4/3/2018   |          |            | Remodel bathroom   |
| 5/1/2014   | 5732      | RENO-ADD | 140,000 | C   | 5/29/2015  |          |            | Add and remodel fa |
| 1/30/2014  | 5639      | MANUAL   | 580     | C   |            |          |            | sheet metal work f |
| 1/24/2014  | 5634      | RENOVATI | 22,000  | C   | 5/7/2014   |          |            | kitchen remodel    |
| 10/16/2013 | 5576      | MANUAL   | 125     | C   |            |          |            | sheet metal work f |
| 9/10/2013  | 5546      | RENOVATI | 5,500   | C   | 2/21/2014  |          |            | remodel existing l |
| 7/6/1995   | 758-95    | MANUAL   |         | C   | 3/13/1996  |          |            | D POOL             |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 7/1/2021  | QUESTIONNAIR | 624 | W Coelho    |
| 1/16/2019 | PERMIT VISIT | 622 | K Cuoco     |
| 5/29/2015 | PERMIT VISIT | 619 | DH          |
| 5/7/2014  | MEAS/EXT INS | 25  | D ERSKINE   |
| 3/20/2014 | SALES INSP   | 618 | G BOURGAULT |
| 7/29/2008 | MEAS/EXT INS | 25  | D ERSKINE   |
| 9/22/2001 | M&L EXTERIOR | 613 |             |
| 3/12/1996 | MEAS+INSPCTD | 606 |             |

Sign: VERIFICATION OF VISIT NOT DATA

Total: 1,087,305 Spl Credit Total: 1,087,300



Patriot Properties Inc.

USER DEFINED

|                |      |
|----------------|------|
| Prior Id # 1:  | 5480 |
| 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:         |      |

!1501!

PRINT

| Date     | Time     |
|----------|----------|
| 09/26/25 | 16:33:26 |

LAST REV

| Date     | Time     |
|----------|----------|
| 05/09/25 | 14:15:22 |

blakeley 1501

