

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 263 |        | OLD CONCORD RD, LINCOLN |

OWNERSHIP

|           |                                |
|-----------|--------------------------------|
| Owner 1:  | FAIRHAVEN BAY LINCOLN LLC      |
| Owner 2:  | C/O PAUL MCCOY FAMILY OFF SERV |
| Owner 3:  |                                |
| Street 1: | 31 ST JAMES AVE SUITE 740      |
| Street 2: |                                |
| Twn/City: | BOSTON                         |
| St/Prov:  | MA Cntry Own Occ: Y            |
| Postal:   | 02116 Type:                    |

PREVIOUS OWNER

|           |                        |
|-----------|------------------------|
| Owner 1:  | GULDBERG - PETER H     |
| Owner 2:  | GULDBERG - ALEXANDRA B |
| Street 1: | 263 OLD CONCORD RD     |
| Twn/City: | LINCOLN                |
| St/Prov:  | MA Cntry               |
| Postal:   | 01773-3602             |

NARRATIVE DESCRIPTION

This parcel contains 7.08 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1952, having primarily CLAPBOARD Exterior and 6447 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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  | 3    | UNPAVED     |
| 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     |          | 2.313       |                    | ACRES     | EXCESS ACRE |           | 0          | 35,000.    | 1.00 | R5    |            |           |        |   |        |   |        |   | 80,955          |           |   |           |        | 81,000    |                    |       |
| 132      | UNDEV       |          | 2.93        |                    | ACRES     | CONS RESTR  | 0.2       | 0          | 35,000.    | 0.20 | R5    |            |           |        |   |        |   |        |   | 20,510          |           |   |           |        | 20,500    | Cons Restr, Wetlan |       |

|              |         |              |        |             |             |               |           |        |           |            |  |        |           |
|--------------|---------|--------------|--------|-------------|-------------|---------------|-----------|--------|-----------|------------|--|--------|-----------|
| Total AC/HA: | 7.07955 | Total SF/SM: | 308385 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 1,143,865 | SpI Credit |  | Total: | 1,143,900 |
|--------------|---------|--------------|--------|-------------|-------------|---------------|-----------|--------|-----------|------------|--|--------|-----------|

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 132                     | 2.930     |                                |            | 20,500     | 20,500          |
| 101                     | 4.150     | 2,712,700                      | 111,300    | 1,123,400  | 3,947,400       |
| Total Card              |           | 7.080                          | 2,712,700  | 111,300    | 1,143,900       |
| Total Parcel            |           | 7.080                          | 2,712,700  | 111,300    | 1,143,900       |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 615.46     | /Parcel: 615.46 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 2,260,000  | 104000    | 7.08      | 1,354,400  | 3,718,400   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 2,143,400  | 104000    | 7.08      | 1,316,700  | 3,564,100   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 1,828,600  | 0         | 7.08      | 1,126,700  | 2,955,300   | 2,955,300     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 1,569,800  | 0         | 7.08      | 1,036,700  | 2,606,500   | 2,606,500     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 994,800    | 0         | 7.08      | 876,700    | 1,871,500   | 1,871,500     | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 1,078,800  | 0         | 7.08      | 876,700    | 1,955,500   | 1,955,500     | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 1,129,500  | 0         | 7.08      | 873,500    | 2,003,000   | 2,003,000     | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 1,129,500  | 0         | 7.08      | 873,500    | 2,003,000   | 2,003,000     | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| GULDBERG,PETER  | 75320-573 |      | 8/7/2020   |           | 3,125,000  | No | No  |       |       |
| WARREN CARSTENS | 13864-563 |      | 12/21/1979 |           | 298,000    | No | No  |       |       |

BUILDING PERMITS

| Date       | Number     | Descrip  | Amount    | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|------------|----------|-----------|-----|------------|----------|------------|--------------------|
| 3/13/2023  | SH-23-0004 | SHEET MT | 35,000    | O   |            |          |            | 1 ducted heat pump |
| 6/8/2022   | R-22-0120  | RENO-ADD | 562,000   | C   |            |          |            | Construct new acce |
| 1/20/2022  | R-22-0016  | RENO-ADD | 2,555,000 | C   |            |          |            | Extensive renovati |
| 10/22/2021 | R-21-0244  | DEMOLITI | 55,500    | O   |            |          |            | Interior demolitio |
| 8/12/2020  | R-20-0131  | BATH     | 200,000   | O   | 11/10/2020 |          |            | Remodel 3 bathroom |
| 4/21/1998  | 1389       | FINISH B | 50,000    | C   | 6/6/1998   |          |            | 6/6/98 100%        |
| 5/29/1996  | 962-96     | ADDITION | 108,000   | C   | 11/20/1996 |          |            |                    |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name       |
|------------|--------------|-----|------------|
| 8/6/2013   | MEAS/EXT INS | 25  | D ERSKINE  |
| 6/13/2007  |              |     |            |
| 5/26/2007  | MEAS/EXT INS | 616 | D MANZELLO |
| 6/6/1998   | MEAS/EXT INS | 602 |            |
| 11/20/1996 | MEAS+INSPCTD | 600 |            |
| 11/20/1996 | MEAS+INSPCTD | 600 |            |
| 5/15/1996  | MEAS+INSPCTD | 606 |            |

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

|                |        |
|----------------|--------|
| Prior Id # 1:  | 59 5 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:         |        |

Parcel ID 156 3 0

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

| Date     | Time     |
|----------|----------|
| 09/26/25 | 16:43:07 |

LAST REV

| Date     | Time     |
|----------|----------|
| 07/14/25 | 14:26:20 |

apros

1586

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