



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 24 | | HUCKLEBERRY HL, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | KAO TR PETER SIAO SUNG |
| Owner 2: | KAO TR MEI LIN |
| Owner 3: | 24 HUCKLEBERRY NOMINEE TRUST |
| Street 1: | 24 HUCKLEBERRY HL |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3509 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | KAO - PETER SIAO SUNG |
| Owner 2: | KAO - MEI LIN |
| Street 1: | 24 HUCKLEBERRY HL |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3509 |

NARRATIVE DESCRIPTION

This parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1980, having primarily WOOD Exterior and 3344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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 | 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 | | 60984 | | SQUARE FE | PRIME SITE | | 0 | 11.98 | 1.22 | R4 | | | | | | | | | 890,054 | | | | | | 890,100 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.40000 | Total SF/SM: | 60984 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 890,054 | SpI Credit | Total: | 890,100 |
|--------------|---------|--------------|-------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 101 | 1.400 | 658,000 | | 890,100 | 1,548,100 |
| Total Card | 1.400 | 658,000 | | 890,100 | 1,548,100 |
| Total Parcel | 1.400 | 658,000 | | 890,100 | 1,548,100 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 462.89 | /Parcel: | 462.89 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 618,900 | 0 | 1.4 | 864,100 | 1,483,000 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 734,700 | 0 | 1.4 | 847,000 | 1,581,700 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 572,200 | 0 | 1.4 | 687,200 | 1,259,400 | 1,259,400 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 487,400 | 0 | 1.4 | 636,000 | 1,123,400 | 1,123,400 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 471,000 | 0 | 1.4 | 594,400 | 1,065,400 | 1,065,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 430,200 | 0 | 1.4 | 616,700 | 1,046,900 | 1,046,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 398,400 | 0 | 1.4 | 600,300 | 998,700 | 998,700 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 398,400 | 0 | 1.4 | 600,300 | 998,700 | 998,700 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| KAO,PETER SIAO | 1547-171 | | 8/8/2019 | FAMILY | | 1 | No | No | |
| KAO PETER SIAO | 1247-37 | | 1/15/2002 | CONVENIENC | | 99 | No | No | |
| KAO, PETER SIAO | 1167-184 | | 2/12/1997 | CONVENIENC | | 1 | No | No | |
| KAO, PETER SIAO | 1167-183 | | 2/12/1997 | CONVENIENC | | 1 | No | No | |
| KAO, PETER SIAO | 1167-91 | | 1/30/1997 | CONVENIENC | | 1 | No | No | |
| KAO, PETER SIAO | 1167-90 | | 1/30/1997 | CONVENIENC | | 1 | No | No | |
| KAO, PETER SIAO | 1126-15 | | 5/4/1994 | FAMILY | | | No | No | |
| KAO, PETER SIAO | 920-89 | | 5/25/1979 | FAMILY | | | No | No | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 11/13/2023 | ABATE-INSPEC | 1 | H M SCHEID |
| 8/21/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/16/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/15/2002 | M&L EXTERIOR | 615 | |
| 10/7/1998 | MEAS+INSPCTD | 602 | |
| 5/9/1996 | MEAS+INSPCTD | 606 | |
| 2/6/1996 | ENTRY DENIED | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

