



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 14 | | STRATFORD WY, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------------|
| Owner 1: | HOERTDOERFER BRYAN |
| Owner 2: | MARCUS-HOERTDOERFER EMILY |
| Owner 3: | |
| Street 1: | 14 STRATFORD WY |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------------|
| Owner 1: | BEEREL - GUSTAV H |
| Owner 2: | BEEREL - NICOLETTE DEBOER |
| Street 1: | 14 STRATFORD WY |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains 3.292 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1999, having primarily CLAPBOARD Exterior and 6207 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 13 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 | | |
| 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 | 14.04 | 1.00 | R6 | | | | | | | | | 1,123,200 | | | | | | 1,123,200 | |
| 101 | ONE FAM | | 1.4555 | | ACRES | EXCESS ACRE | | 0 | 45,000. | 1.00 | R6 | | | | | | | | | 65,498 | | | | | | 65,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|---------------------------------------|------------|-----------------|-------------|
| 101 | 3.292 | 1,374,500 | 1,400 | 1,188,700 | 2,564,600 |
| Total Card | | 3.292 | 1,374,500 | 1,400 | 2,564,600 |
| Total Parcel | | 3.292 | 1,374,500 | 1,400 | 2,564,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 413.18 | | /Parcel: 413.18 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,333,400 | 1300 | 3.292 | 1,130,900 | 2,465,600 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,261,700 | 1300 | 3.292 | 1,043,700 | 2,306,700 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,261,700 | 1300 | 3.292 | 1,023,700 | 2,286,700 | 2,286,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 1,095,200 | 1200 | 3.292 | 965,300 | 2,061,700 | 2,061,700 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,170,500 | 1200 | 3.292 | 1,003,700 | 2,175,400 | 2,175,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,172,300 | 1200 | 3.292 | 963,700 | 2,137,200 | 2,137,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,154,900 | 1200 | 3.292 | 938,900 | 2,095,000 | 2,095,000 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 1,154,900 | 1200 | 3.292 | 938,900 | 2,095,000 | 2,095,000 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|-----|-----|-------|-------|
| BEEREL,GUSTAV H | 78864-183 | | 10/6/2021 | | 2,210,000 | No | No | | |
| CAFFERKY WILLIA | 54472-162 | | 3/30/2010 | SUBSEQUENT S | 2,125,000 | No | No | | |
| CAFFERKY WILLIA | 1382-19 | | 3/30/2010 | | 2,125,000 | No | No | | |
| STRATFORD REALT | 29017-587 | | 8/25/1998 | CHANGE IN US | 590,000 | Yes | No | | |
| | 7957-120 | | 9/19/1952 | | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|---------|-----|------------|----------|------------|--------------------|
| 2/18/2022 | R-22-0032 | WEATHERI | 13,000 | C | 3/16/2022 | | | Weatherization & a |
| 6/1/1999 | 1725 | RENOVATI | 17,500 | C | 6/16/2001 | | | office & bath in b |
| 9/16/1998 | 1530 | NEW HOME | 406,000 | C | 6/22/2000 | | | 6/22/00 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/27/2017 | MEAS/EXT INS | 4 | JG |
| 7/11/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/16/2001 | MEAS+INSPCTD | 614 | |
| 6/22/2000 | MEAS/EXT INS | 611 | |
| 7/1/1999 | MEAS/EXT INS | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA

