

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0  |        | WESTON RD, LINCOLN    |

OWNERSHIP

|           |                              |
|-----------|------------------------------|
| Owner 1:  | LINCOLN LAND CONSERVATION TR |
| Owner 2:  |                              |
| Owner 3:  |                              |
| Street 1: | PO BOX 10                    |
| Street 2: |                              |
| Twn/City: | LINCOLN                      |
| St/Prov:  | MA Cntry Own Occ: Y          |
| Postal:   | 01773 Type:                  |

PREVIOUS OWNER

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

NARRATIVE DESCRIPTION

This Parcel contains 1.127 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          |      |             |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 905      | CHARITY     |          | 49092       |                    | SQUARE FE | PRIME SITE |           | 0          | 11.98      | 1.44 | R4    |            |           |        |   |        |   |        |   | 847,319         |           |   |           |        |      | 847,300   |       |

|              |         |              |       |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|-------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 1.12700 | Total SF/SM: | 49092 | Parcel LUC: | 905 CHARITY | Prime NB Desc | RES CAT 4 | Total: | 847,319 | SpI Credit |  | Total: | 847,300 |
|--------------|---------|--------------|-------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value  |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 905          | 1.127           |                                |            | 847,300    | 847,300      |
| Total Card   | 1.127           |                                |            | 847,300    | 847,300      |
| Total Parcel | 1.127           |                                |            | 847,300    | 847,300      |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | N/A        | /Parcel: N/A |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 905 | FV  |            | 0         | 1.127     | 822,600    | 822,600     |               | Year End Roll   | 12/2/2024  |
| 2024   | 905 | FV  |            | 0         | 1.127     | 806,300    | 806,300     |               | Year end        | 11/9/2023  |
| 2023   | 905 | FV  |            | 0         | 1.127     | 654,200    | 654,200     | 654,200       | Year end        | 11/3/2022  |
| 2022   | 905 | FV  |            | 0         | 1.127     | 605,400    | 605,400     | 605,400       | Year End Roll   | 10/19/2021 |
| 2021   | 905 | FV  |            | 0         | 1.127     | 565,800    | 565,800     | 565,800       | Year End Roll   | 10/15/2020 |
| 2020   | 905 | FV  |            | 0         | 1.127     | 587,000    | 587,000     | 587,000       | Year End Roll   | 9/26/2019  |
| 2019   | 905 | FV  |            | 0         | 1.127     | 571,500    | 571,500     | 571,500       | Create Final va | 6/4/2019   |
| 2018   | 905 | FV  |            | 0         | 1.127     | 571,500    | 571,500     | 571,500       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor        | Legal Ref | Type | Date      | Sale Code    | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|--------------|------------|---|-----|-------|-------|
| HIBBEN, GEORGE | 25872-567 |      | 12/5/1995 | INVOLV CHARI |            | 1 | Yes | No    |       |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA

|        |         |            |  |        |         |
|--------|---------|------------|--|--------|---------|
| Total: | 847,319 | SpI Credit |  | Total: | 847,300 |
|--------|---------|------------|--|--------|---------|



Patriot Properties Inc.

USER DEFINED

|                |        |
|----------------|--------|
| Prior Id # 1:  | 86 4 4 |
| 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:         |        |

!2170!

PRINT Date Time 09/26/25 18:00:34

LAST REV Date Time 04/29/13 14:31:50

brennanp 2170

