

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 5 | | OLD WINTER ST, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | MCLAUGHLIN MICHAEL J |
| Owner 2: | MCLAUGHLIN BETH A |
| Owner 3: | |
| Street 1: | 5 OLD WINTER ST |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | CORCORAN ROBERT P - |
| Owner 2: | CORCORAN ELIZABETH D - |
| Street 1: | 5 OLD WINTER ST |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3405 |

NARRATIVE DESCRIPTION

This parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily CLAPBOARD Exterior and 3328 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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 | 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 | 9.98 | 1.00 | R3 | | | | | | | | | 798,400 | | | | | | 798,400 | |
| 101 | ONE FAM | | 0.03 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R3 | | | | | | | | | 1,050 | | | | | | 1,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 1.867 | 616,100 | 900 | 799,500 | 1,416,500 |
| Total Card 1.867 616,100 900 799,500 1,416,500 | | | | | |
| Total Parcel 1.867 616,100 900 799,500 1,416,500 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 425.63 | /Parcel: 425.63 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 582,400 | 900 | 1.867 | 776,300 | 1,359,600 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 574,500 | 900 | 1.867 | 760,900 | 1,336,300 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 570,600 | 900 | 1.867 | 700,900 | 1,272,400 | 1,272,400 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 512,600 | 1500 | 1.867 | 633,700 | 1,147,800 | 1,147,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 464,300 | 1500 | 1.867 | 560,900 | 1,026,700 | 1,026,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 460,400 | 1500 | 1.867 | 560,900 | 1,022,800 | 1,022,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 428,100 | 1500 | 1.867 | 543,300 | 972,900 | 972,900 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 428,100 | 1500 | 1.867 | 543,300 | 972,900 | 972,900 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| CORCORAN ROBERT | 43659-337 | | 9/3/2004 | | 963,000 | No | No | | |
| MARY G.DOUGHERT | 10763-480 | | 3/19/1965 | FAMILY | 11,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 9/12/2016 | 6554 | ROOF | 9,850 | C | | | | Remove 9 sections |
| 2/22/2013 | 5330 | MANUAL | 10,000 | C | | | | sheet metal work t |
| 11/26/2012 | 5252 | ADDITION | 80,000 | C | 7/1/2013 | | | additon includes a |
| 6/8/2009 | 4196 | ROOF | | C | | | | strip & re-roof |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 2/19/2025 | MEAS/EXT INS | 6 | JN |
| 6/18/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 1/11/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/11/2005 | MEAS/EXT INS | 600 | |
| 10/14/1998 | MEAS+INSPCTD | 602 | |
| 3/1/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 87 8 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: | |

