

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 14 | | TODD POND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | WARD ERIC N |
| Owner 2: | WARD SARAH ER |
| Owner 3: | |
| Street 1: | 14 TODD POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------------|
| Owner 1: | WEISMANN JR - RODGER E |
| Owner 2: | WEISMANN - PAMELA MADDALENA |
| Street 1: | 14 TODD POND RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains 6.589 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1912, having primarily BRICK Exterior and 8122 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 7 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 | 14.04 | 1.00 | R6 | | | | | | | | | 1,123,200 | | | | | | 1,123,200 | |
| 101 | ONE FAM | | 4.752 | | ACRES | EXCESS ACRE | | 0 | 45,000. | 1.00 | R6 | | | | | | | | | 213,840 | | | | | | 213,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|---------------------------------------|------------|-----------------|-------------|
| 101 | 6.589 | 2,553,800 | 22,200 | 1,337,000 | 3,913,000 |
| Total Card | 6.589 | 2,553,800 | 22,200 | 1,337,000 | 3,913,000 |
| Total Parcel | 6.589 | 2,553,800 | 22,200 | 1,337,000 | 3,913,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 481.78 | | /Parcel: 481.78 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 2,189,300 | 20700 | 6.589 | 1,246,300 | 3,456,300 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 2,070,500 | 20700 | 6.589 | 1,142,600 | 3,233,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 2,054,800 | 20700 | 6.589 | 1,122,600 | 3,198,100 | 3,198,100 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 1,831,300 | 20700 | 6.589 | 1,064,200 | 2,916,200 | 2,916,200 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,705,500 | 20700 | 6.589 | 1,102,600 | 2,828,800 | 2,828,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,865,800 | 20700 | 6.589 | 1,062,600 | 2,949,100 | 2,949,100 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,861,300 | 20700 | 6.589 | 1,037,800 | 2,919,800 | 2,919,800 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 1,861,300 | 20700 | 6.589 | 1,037,800 | 2,919,800 | 2,919,800 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| WEISMANN JR,ROD | 79492-33 | | 1/6/2022 | | 3,215,000 | No | No | | |
| RYAN MARY B | 15046-596 | | 6/6/1983 | | 420,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|------------|----------|---------|-----|------------|----------|------------|--------------------|
| 2/17/2023 | SH-23-0003 | SHEET MT | 8,900 | | | | | Install 3 bathroom |
| 5/31/2022 | R-22-0117 | RENOVATI | 200,000 | O | | | | Renovate family ro |
| 3/9/2022 | R-22-0043 | DEMOLITI | 6,000 | O | | | | Demo one 2nd floor |
| 6/17/2014 | 5781 | RENOVATI | 600 | C | 5/27/2015 | | | sheet metal for ne |
| 5/27/2014 | 5759 | RENOVATI | 5,000 | C | 5/27/2015 | | | Remodel a third fl |
| 4/28/2014 | 5727 | RENOVATI | 15,000 | C | 5/27/2015 | | | Remodel a bathroom |
| 3/10/2005 | 3138 | RENOVATI | 15,000 | C | 5/28/2005 | | | 2 baths & misc rep |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/27/2015 | PERMIT VISIT | 619 | DH |
| 10/18/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/27/2006 | MEAS/EXT INS | 50 | |
| 5/28/2005 | MEAS+INSPCTD | 615 | |
| 4/20/2005 | M&L COMPLETE | 615 | |
| 11/30/1995 | MEAS+INSPCTD | 607 | |
| 12/16/1988 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 94 20 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: | |

