

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 256 |        | CAMBRIDGE TP, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | SONKUSALE SAMEER R  |
| Owner 2:  | PATEL KALYANI       |
| Owner 3:  |                     |
| Street 1: | 256 CAMBRIDGE TP    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | TSENG - CHING-I  |
| Owner 2:  | HUA - HSIAOPING  |
| Street 1: | 256 CAMBRIDGE TP |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773            |

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2002, having primarily CLAPBOARD Exterior and 3742 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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          | 7.25       | 1.00 | R1    |            |           |        |   |        |   |        |   | 580,000         |           |   |           |        |      | 580,000   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size | Building Value  | Yard Items | Land Value  | Total Value |
|--------------|-----------|-----------------|------------|---|-------------|
| 101          | 1.837     | 781,800         |            | 580,000   | 1,361,800   |
| Total Card   |           | 1.837           | 781,800    | 580,000   | 1,361,800   |
| Total Parcel |           | 1.837           | 781,800    | 580,000   | 1,361,800   |
| Source:      |           | Market Adj Cost |            | Total Value per SQ unit /Card: 363.92 /Parcel: 363.92 |             |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 739,400    | 0         | 1.837     | 546,400    | 1,285,800   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 729,000    | 0         | 1.837     | 536,000    | 1,265,000   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 723,700    | 0         | 1.837     | 560,000    | 1,283,700   | 1,283,700     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 655,200    | 0         | 1.837     | 506,400    | 1,161,600   | 1,161,600     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 591,500    | 0         | 1.837     | 440,000    | 1,031,500   | 1,031,500     | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 586,400    | 0         | 1.837     | 380,000    | 966,400     | 966,400       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 543,700    | 0         | 1.837     | 363,200    | 906,900     | 906,900       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 543,700    | 0         | 1.837     | 363,200    | 906,900     | 906,900       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V   | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|-----|-----|-------|-------|
| TSENG,CHING-I   | 67000-391 |      | 3/29/2016 |           | 860,000    | No  | No  |       |       |
| LITCHFIELD COMP | 36045-381 |      | 8/8/2002  |           | 930,000    | No  | No  |       |       |
| HOBBS BROOK FAR | 33103-185 |      | 6/21/2001 |           | 285,000    | Yes | No  |       |       |

BUILDING PERMITS

| Date       | Number    | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|-----------|----------|---------|-----|------------|----------|------------|--------------------|
| 1/22/2020  | R-20-0012 | MANUAL   | 62,200  | C   | 6/9/2020   |          |            | Repair family room |
| 12/13/2017 | 6938      | SOLAR PA | 14,400  | C   |            |          |            | Install solar pane |
| 6/11/2001  | 2268      | NEW HOME | 379,000 | C   | 5/10/2003  |          |            |                    |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 7/8/2021   | QUESTIONNAIR | 624 | W Coelho  |
| 7/19/2018  | MEAS/EXT INS | 622 | K Cuoco   |
| 10/27/2009 | MEAS/EXT INS | 25  | D ERSKINE |
| 12/13/2003 | MEAS/EXT INS | 615 |           |
| 5/10/2003  | MEAS+INSPCTD | 615 |           |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

|                |         |
|----------------|---------|
| Prior Id # 1:  | 34 11 1 |
| 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:         |         |

PRINT

Date Time  
 09/26/25 19:06:28

LAST REV

Date Time  
 07/08/21 12:53:36

apro  
 2651

ASR Map:  
 Fact Dist:

Reval Dist:  
 Year:

LandReason:  
 BldReason:

CivilDistrict:  
 Ratio:

