



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| | | VIRGINIA RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-------------------------------|
| Owner 1: | COMM OF MASS |
| Owner 2: | MASSPORT ATTN STEWART DALZELL |
| Owner 3: | |
| Street 1: | 1 HARBORSIDE DR STE 200S |
| Street 2: | |
| Twn/City: | EAST BOSTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02128-2909 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 34.32 ACRES of land mainly classified as MA RE OTHER

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z | | | | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Traffic | | |

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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 919 | MA RE OTHE | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.000 | R3 | | | | | | | | | 542,400 | | | | | | 542,400 | |
| 919 | MA RE OTHE | | 32.483 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 974,490 | | | | | | 974,500 | |

| | | | | | | | | | | | | | |
|--------------|----------|--------------|------------|-------------|-----|-------------|---------------|-----------|--------|-----------|------------|--------|-----------|
| Total AC/HA: | 34.31955 | Total SF/SM: | 1494959.63 | Parcel LUC: | 919 | MA RE OTHER | Prime NB Desc | RES CAT 3 | Total: | 1,516,890 | SpI Credit | Total: | 1,516,900 |
|--------------|----------|--------------|------------|-------------|-----|-------------|---------------|-----------|--------|-----------|------------|--------|-----------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 919 | | | 34.320 | 1,516,900 | 1,516,900 | | |
| Total Card | | | 34.320 | 1,516,900 | 1,516,900 | Entered Lot Size | |
| Total Parcel | | | 34.320 | 1,516,900 | 1,516,900 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | N/A | /Parcel: | N/A | Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 919 | FV | | 0 | 34.32 | 1,516,900 | 1,516,900 | 1,516,900 | Year End Roll | 9/28/2017 |
| 2017 | 919 | FV | | 0 | 34.32 | 1,486,500 | 1,486,500 | 1,486,500 | Year End Roll | 9/29/2016 |
| 2016 | 919 | FV | | 0 | 34.32 | 1,471,300 | 1,471,300 | 1,471,300 | Year End Roll | 1/14/2016 |
| 2015 | 919 | FV | | 0 | 34.32 | 1,434,500 | 1,434,500 | 1,434,500 | Year End | 10/2/2014 |
| 2014 | 919 | FV | | 0 | 34.32 | 1,386,500 | 1,386,500 | 1,386,500 | Year End Roll | 1/23/2014 |
| 2013 | 919 | FV | | 0 | 34.32 | 1,374,500 | 1,374,500 | 1,374,500 | Year End Roll | 10/25/2012 |
| 2012 | 919 | FV | | 0 | 34.32 | 1,414,500 | 1,414,500 | 1,414,500 | Year End | 1/26/2012 |
| 2011 | 919 | FV | | 0 | 34.32 | 1,421,700 | 1,421,700 | 1,421,700 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------------|-----------|------------|---|-----|-------|-----------------|-------|
| | 11891-348 | | 12/31/1940 | | | 0 | No | No | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

| | |
|---------------|-------|
| Prior Id # 1: | 1 1 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: | |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 15:05:13 |

LAST REV

| Date | Time |
|----------|----------|
| 05/10/18 | 08:56:35 |

blakeley 1

