



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SIMMONS SCOTT R |
| Owner 2: | SIMMONS ANNA M |
| Owner 3: | |
| Street 1: | 85 OXBOW RD |
| Street 2: | |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01778-1031 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | MURPHY - H LOUISE |
| Owner 2: | - |
| Street 1: | 85 OXBOW RD |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry |
| Postal: | 01778-1031 |

NARRATIVE DESCRIPTION

This Parcel contains .06 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------------|
| 132 | UNDEV | | 0.06 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 360 | | | | | | 400 | Unbuildable |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|---------|-------------|-----------|---------------|-----------|--------|-----|------------|--|--------|-----|
| Total AC/HA: | 0.06000 | Total SF/SM: | 2613.60 | Parcel LUC: | 132 UNDEV | Prime NB Desc | RES CAT 4 | Total: | 360 | Spl Credit | | Total: | 400 |
|--------------|---------|--------------|---------|-------------|-----------|---------------|-----------|--------|-----|------------|--|--------|-----|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 132 | | | 0.060 | 400 | 400 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | 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 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End Roll | 9/28/2017 |
| 2017 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End Roll | 9/29/2016 |
| 2016 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End Roll | 1/14/2016 |
| 2015 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End | 10/2/2014 |
| 2014 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End Roll | 1/23/2014 |
| 2013 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End Roll | 10/25/2012 |
| 2012 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End | 1/26/2012 |
| 2011 | 132 | FV | | 0 | .06 | 400 | 400 | 400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|------------------------------------|
| MURPHY,H LOUISE | 60736-502 | | 12/14/2012 | PARTIAL INTR | 510000 | No | No | | | most of property is in Wayland (85 |
| CRAMER STUART C | 13041-663 | | 8/20/1976 | | 52500 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

