



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | REILLY TR DENNIS J |
| Owner 2: | LOVING TR KATHY D |
| Owner 3: | |
| Street 1: | 25 WILLIAMS RD |
| Street 2: | |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01778-1015 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | REILLY DENNIS J - |
| Owner 2: | LOVING KATHY D - |
| Street 1: | 25 WILLIAMS RD |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry |
| Postal: | 01778-1015 |

NARRATIVE DESCRIPTION

This Parcel contains .023 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------------|
| 132 | UNDEV | | 0.023 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 138 | | | | | | 100 | Unbuildable |

| | | | | | | | | | | | | |
|--------------|---------|--------------|---------|-------------|-----------|---------------|-----------|--------|-----|------------|--------|-----|
| Total AC/HA: | 0.02300 | Total SF/SM: | 1001.88 | Parcel LUC: | 132 UNDEV | Prime NB Desc | RES CAT 4 | Total: | 138 | Spl Credit | Total: | 100 |
|--------------|---------|--------------|---------|-------------|-----------|---------------|-----------|--------|-----|------------|--------|-----|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 132 | | | 0.023 | 100 | 100 | 3948 | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| Total Card | | | 0.023 | 100 | 100 | Entered Lot Size | |
| Total Parcel | | | 0.023 | 100 | 100 | 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 | .023 | 100 | 100 | 100 | Year End Roll | 9/28/2017 |
| 2017 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End Roll | 9/29/2016 |
| 2016 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End Roll | 1/14/2016 |
| 2015 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End | 10/2/2014 |
| 2014 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End Roll | 1/23/2014 |
| 2013 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End Roll | 10/25/2012 |
| 2012 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End | 1/26/2012 |
| 2011 | 132 | FV | | 0 | .023 | 100 | 100 | 100 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------------------|
| REILLY DENNIS J | 32235-108 | | 1/12/2001 | CONVENIENC | | 1 | No | No | | |
| LOVING, NANCY, | 29158-309 | | 9/29/1998 | | 619000 | No | No | | | |
| HAYES DEVELOPME | 24037-556 | | 12/14/1993 | PARTIAL INTR | 430000 | No | No | | | MOSTLY IN WAYLAND |
| TALL PINES REAL | 22414-27 | | 9/21/1992 | PARTIAL INTR | 675000 | 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

USER DEFINED

| | |
|---------------|-----------|
| Prior Id # 1: | 100 14 13 |
| 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 | 15:07:04 |

LAST REV

| Date | Time |
|----------|----------|
| 07/18/09 | 12:41:58 |

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