



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 15 | | MEADOWBROOK RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | GIENAPP ERICA L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 15 MEADOWBROOK RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4103 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.147 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily ALUMINUM Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | A | SEPTIC |
| 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 Infru | 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 | 8.08 | 1.000 | R4 | | | | | | | | | 646,400 | | | | | | 646,400 | |
| 101 | ONE FAM | | 0.31 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 1,860 | | | | | | 1,900 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 312,700 | 6,800 | 2.147 | 648,300 | 967,800 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 312.11 | | | | | | /Parcel: 312.11 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 312,700 | 6800 | 2.147 | 648,300 | 967,800 | 967,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 303,900 | 6800 | 2.147 | 641,900 | 952,600 | 952,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 298,100 | 6800 | 2.147 | 623,500 | 928,400 | 928,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 295,200 | 6800 | 2.147 | 577,100 | 879,100 | 879,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 274,900 | 6800 | 2.147 | 537,900 | 819,600 | 819,600 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 269,100 | 6800 | 2.147 | 521,900 | 797,800 | 797,800 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 331,400 | 6800 | 2.15 | 412,500 | 750,700 | 750,700 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 338,400 | 6800 | 2.15 | 419,200 | 764,400 | 764,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| TOUBORG MARGARE | 20233-440 | | 11/30/1989 | | 550000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 3/3/2010 | 4389 | RENOVATI | 12,152 | C | 6/17/2010 | | | remodel 2nd fl bat |
| 11/27/2006 | 3576 | MANUAL | | C | | | | Install wood stove |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 7/19/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/19/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 10/6/2001 | M&L COMPLETE | 615 | D VELUTTI |
| 4/4/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 5/1/1987 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

