



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 62 | | TODD POND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | FLOMENBAUM MARK |
| Owner 2: | FLOMENBAUM JEAN KLIG |
| Owner 3: | |
| Street 1: | 62 TODD POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3808 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------------|
| Owner 1: | SCHWARTZ EDWARD A - |
| Owner 2: | SCHWARTZ SHEILA KAUFFMAN - |
| Street 1: | 62 TODD POND RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3808 |

NARRATIVE DESCRIPTION

This Parcel contains 2.75 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 Influ | 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 | | 0.073 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 2,190 | | | | | | 2,200 | |
| 101 | ONE FAM | | 0.84 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 5,040 | | | | | | 5,000 | Wetland |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 2.74955 | Total SF/SM: | 119770.41 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 653,630 | Spl Credit | Total: | 653,600 |
|--------------|---------|--------------|-----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|
| 101 | 980,900 | | 2.750 | 653,600 | 1,634,500 |
| Total Card | 980,900 | | 2.750 | 653,600 | 1,634,500 |
| Total Parcel | 980,900 | | 2.750 | 653,600 | 1,634,500 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 430.81 | /Parcel: | 430.81 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| |
|-----------|
| GIS Ref |
| GIS Ref |
| Insp Date |
| 10/18/11 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 980,900 | 0 | 2.75 | 653,600 | 1,634,500 | 1,634,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 917,900 | 0 | 2.75 | 647,200 | 1,565,100 | 1,565,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 911,100 | 0 | 2.75 | 628,800 | 1,539,900 | 1,539,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 876,600 | 0 | 2.75 | 582,400 | 1,459,000 | 1,459,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 867,900 | 0 | 2.75 | 543,200 | 1,411,100 | 1,411,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 850,700 | 0 | 2.75 | 527,200 | 1,377,900 | 1,377,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 805,900 | 0 | 2.75 | 579,200 | 1,385,100 | 1,385,100 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 852,900 | 0 | 2.75 | 588,600 | 1,441,500 | 1,441,500 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|
| SCHWARTZ EDWARD | 45643-51 | | 7/19/2005 | | 1764018 | No | No | |
| SCHWARTZ, EDWAR | 27242-442 | | 4/28/1997 | CONVENIENC | | 1 | No | No |
| FLECK JAMES D | 14592-456 | | 4/27/1982 | | 105000 | No | No | |

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| SCHWARTZ EDWARD | 45643-51 | | 7/19/2005 | | 1764018 | No | No | | | |
| SCHWARTZ, EDWAR | 27242-442 | | 4/28/1997 | CONVENIENC | | 1 | No | No | | |
| FLECK JAMES D | 14592-456 | | 4/27/1982 | | 105000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|---------|----------|--------|-----|------------|----------|-----------|---------|
| 9/17/1996 | 1048-96 | RENOVATI | 80,000 | C | 7/2/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 10/18/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 12/29/2005 | MEAS+INSPCTD | 615 | D VELUTTI |
| 7/2/1997 | MEAS+INSPCTD | 600 | PA |
| 6/1/1991 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

