



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 103 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | RAMSEY MARGARET A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 103 TOWER RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4402 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.697 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 7 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 | 6.78 | 1.000 | R3 | | | | | | | | | 542,400 | | | | | | 542,400 | |
| 132 | UNDEV | | 0.86 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 5,160 | | | | | | 5,200 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 1,147,900 | | 1.837 | 542,400 | 1,690,300 | | 0 |
| 132 | | | 0.860 | 5,200 | 5,200 | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 1,147,900 | | 2.697 | 547,600 | 1,695,500 | Entered Lot Size | |
| Total Parcel | 1,147,900 | | 2.697 | 547,600 | 1,695,500 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 426.70 | /Parcel: | 426.70 | Insp Date |
| | | | | | | Land Unit Type: | 08/14/13 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 1,147,900 | 0 | 2.697 | 547,600 | 1,695,500 | 1,695,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,064,900 | 0 | 2.697 | 517,200 | 1,582,100 | 1,582,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,037,300 | 0 | 2.697 | 502,000 | 1,539,300 | 1,539,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,027,500 | 0 | 2.697 | 465,200 | 1,492,700 | 1,492,700 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 989,200 | 0 | 2.697 | 417,200 | 1,406,400 | 1,406,400 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 968,800 | 0 | 2.697 | 405,200 | 1,374,000 | 1,374,000 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 1,025,600 | 0 | 2.692 | 424,500 | 1,450,100 | 1,450,100 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 1,086,400 | 0 | 2.692 | 431,400 | 1,517,800 | 1,517,800 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|----------------------|
| RISLEY SUSAN, | 28651-257 | | 5/28/1998 | | 1325000 | No | No | | | |
| RISLEY, CHRISTO | 26896-429 | | 12/11/1996 | CONVENIENC | | 1 | No | No | | |
| VAGLIANO, ANDRE | 25718-169 | | 10/6/1995 | | 1162500 | No | No | | | 2 LOTS SOLD TOGETHER |
| MEAD VARNUM | 14489-108 | | 12/14/1981 | PARTIAL INTR | 120000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|---------|--------|-----|------------|----------|----------|--------------------|
| 11/5/2015 | 6276 | WINDOWS | 31,144 | C | | | | Replace 20 windows |
| 8/4/2014 | 5855 | WINDOWS | 35,074 | C | | | | |
| 12/10/2012 | 5267 | WINDOWS | 38,405 | C | | | | replace 16 windows |
| 5/31/1996 | 964-96 | FENCE | 10,000 | C | 6/5/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 8/14/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 7/2/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 4/8/1999 | MEAS+INSPCTD | 600 | PA |
| 6/5/1997 | MEAS/EXT INS | 602 | D TUCKER |
| 3/20/1996 | MEAS/EXT INS | 606 | J SMITH |
| 5/2/1994 | FIELDREV CHG | 600 | PA |
| 12/5/1989 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

