



Patriot Properties Inc.

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 245 |        | LINCOLN RD, LINCOLN   |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | MANZELLI DOROTHY    |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 245 LINCOLN RD      |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-5100 Type:    |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) BUNGALOW Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Infl | 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   |         |
| 101      | ONE FAM     |          | 0.06        |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R3    |            |           |        |   |        |   |        |   | 360             |           |   |           |        |      | 400       | Wetland |

|              |         |              |          |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.89655 | Total SF/SM: | 82613.72 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 542,760 | Spl Credit | Total: | 542,800 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 87,200         | 300        | 1.897     | 542,800    | 630,300     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 492.42 |                |            |           |            |             | /Parcel: 492.42   |           |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 83,900     | 300       | 1.897     | 542,800    | 627,000     | 627,000       | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 79,000     | 300       | 1.897     | 512,400    | 591,700     | 591,700       | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 78,200     | 300       | 1.897     | 497,200    | 575,700     | 575,700       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 76,600     | 300       | 1.897     | 460,400    | 537,300     | 537,300       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 73,300     | 300       | 1.897     | 412,400    | 486,000     | 486,000       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 71,700     | 300       | 1.947     | 400,700    | 472,700     | 472,700       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 71,700     | 300       | 1.95      | 425,100    | 497,100     | 497,100       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 74,100     | 300       | 1.95      | 432,000    | 506,400     | 506,400       | Year End      | 2/10/2011  |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date      | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes                               |
|---------|-----------|------|-----------|-----------|------------|---|-----|-------|-----------------|-------------------------------------|
|         | 487-293   |      | 5/19/1951 |           |            | 0 | No  | No    |                 | John's name removed 7/16/12 per req |

BUILDING PERMITS

| Date      | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|-------|--------|-----|------------|----------|----------|---------|
| 6/20/2005 | 3209   | ROOF  |        | C   |            |          |          |         |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 4/3/2018  | MEAS/EXT INS | 622 | K Cuoco    |
| 7/26/2007 | MEAS+INSPCTD | 617 | D HASCHIG  |
| 4/2/1996  | MEAS+INSPCTD | 606 | J SMITH    |
| 6/1/1991  | INSPECTED    | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

|               |          |
|---------------|----------|
| Prior Id # 1: | 115 12 0 |
| 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 | 15:36:15 |

LAST REV

| Date     | Time     |
|----------|----------|
| 04/20/18 | 12:41:44 |

apro 373

