



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 259 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CMARC INC |
| Owner 2: | C/O NUPATH, INC |
| Owner 3: | |
| Street 1: | 147 NEW BOSTON ST |
| Street 2: | |
| Twn/City: | WOBURN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01801 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 905 | CHARITY | | 43560 | | SQUARE FE | PRIME SITE | | 0 | 6.14 | 1.586 | R2 | | | | | | | | | 424,078 | | | | | | 424,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 905 | 419,800 | | 1.000 | 424,100 | 843,900 |
| Total Card | 419,800 | | 1.000 | 424,100 | 843,900 |
| Total Parcel | 419,800 | | 1.000 | 424,100 | 843,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 274.44 | /Parcel: 274.44 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 04/07/09 |
|-----------|----------|

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 905 | FV | 419,800 | 0 | 1. | 424,100 | 843,900 | 843,900 | Year End Roll | 9/28/2017 |
| 2017 | 905 | FV | 409,700 | 0 | 1. | 411,600 | 821,300 | 821,300 | Year End Roll | 9/29/2016 |
| 2016 | 905 | FV | 397,100 | 0 | 1. | 411,600 | 808,700 | 808,700 | Year End Roll | 1/14/2016 |
| 2015 | 905 | FV | 393,700 | 0 | 1. | 348,800 | 742,500 | 742,500 | Year End | 10/2/2014 |
| 2014 | 905 | FV | 352,400 | 0 | 1. | 312,900 | 665,300 | 665,300 | Year End Roll | 1/23/2014 |
| 2013 | 905 | FV | 345,800 | 0 | 1. | 303,900 | 649,700 | 649,700 | Year End Roll | 10/25/2012 |
| 2012 | 905 | FV | 352,400 | 0 | 1. | 379,900 | 732,300 | 732,300 | Year End | 1/26/2012 |
| 2011 | 905 | FV | 358,900 | 0 | 1. | 386,100 | 745,000 | 745,000 | Year End | 2/10/2011 |

Parcel ID 177 65 0

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| SKILLERN KEVIN | 51836-385 | | 10/28/2008 | INVOLV CHARI | 945000 | No | No | | | |
| HOVET ANDREW S, | 35825-519 | | 7/2/2002 | | 690000 | No | No | | | |
| QUADRI MICHAEL | 28445-211 | | 4/14/1998 | | 435000 | No | No | | | |
| QUADRI MICHAEL/ | 22689-167 | | 12/4/1992 | FAMILY | | 1 | No | No | | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|---------|----------|---------|-----|------------|----------|----------|-------------------|
| 12/2/2014 | 5965 | ROOF | 13,808 | C | | | | Strip and re-roof |
| 11/5/2008 | 4087 | RENOVATI | 20,000 | C | 1/6/2009 | | | open wall between |
| 9/17/2002 | 2580 | RENOVATI | 102,000 | C | 6/18/2003 | | | dormer for master |
| 11/13/1996 | 1084-96 | RENO-ADD | 30,000 | C | 5/24/1997 | | | |
| 9/25/1996 | 1052-96 | MANUAL | 8,000 | C | 5/24/1997 | | | DECK |
| 7/15/1996 | 1002-96 | MANUAL | | C | 5/24/1997 | | | RMV PORC |
| 8/4/1994 | 541-94 | RENOVATI | 1,000 | C | 8/24/1995 | | | |
| 7/21/1994 | 532-94 | FENCE | 500 | C | 8/18/1995 | | | |
| 9/2/1992 | 133 | FINISH B | 1,000 | C | 12/27/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 4/22/2009 | PERMIT VISIT | 25 | D ERSKINE |
| 4/7/2009 | MEAS+INSPCTD | 100 | B MORGAN |
| 11/10/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 6/18/2003 | MEAS+INSPCTD | 615 | D VELUTTI |
| 4/23/1999 | MEAS+INSPCTD | 600 | PA |
| 5/24/1997 | MEAS/EXT INS | 602 | D TUCKER |
| 1/12/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 8/24/1995 | PERMIT VISIT | 606 | J SMITH |
| 12/27/1993 | PERMIT VISIT | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

