



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 35 | | BROOKS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | ANTHONY III ARTHUR J |
| Owner 2: | ANTHONY LARA L |
| Owner 3: | |
| Street 1: | 35 BROOKS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1308 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | WINSHIP LEE C TR - |
| Owner 2: | WINSHIP JOYCE L TR - |
| Street 1: | 35 BROOKS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1308 |

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1960, Having Primarily CLAPBOARD 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 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 | | 0.033 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 990 | | | | | | 1,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 427,800 | 47,500 | 1.870 | 543,400 | 1,018,700 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 362.91 | | | | | | /Parcel: 362.91 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 427,800 | 47500 | 1.87 | 543,400 | 1,018,700 | 1,018,700 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 417,000 | 47500 | 1.87 | 513,000 | 977,500 | 977,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 399,800 | 47500 | 1.87 | 497,800 | 945,100 | 945,100 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 396,300 | 47500 | 1.87 | 461,000 | 904,800 | 904,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 371,600 | 47500 | 1.87 | 413,000 | 832,100 | 832,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 265,700 | 1600 | 1.87 | 401,000 | 668,300 | 668,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 271,100 | 1600 | 1.87 | 441,000 | 713,700 | 713,700 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 276,500 | 1600 | 1.87 | 448,200 | 726,300 | 726,300 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| WINSHIP LEE C T | 48196-46 | | 9/21/2006 | | 785000 | No | No | | | |
| WINSHIP LEE C, | 34856-507 | | 2/20/2002 | CONVENIENC | | 1 | No | No | | |
| WINSHIP, JOYCE | 12567-73 | | 12/14/1973 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 11/20/2015 | 6293 | MANUAL | 300 | C | | | | Sheet metal work f |
| 11/6/2012 | 5225 | SOLAR PA | 27,000 | C | | | | install roof mount |
| 10/24/2012 | 5203 | WOOD STO | | C | | | | install wood stove |
| 7/12/2012 | 5094 | MANUAL | 61,355 | C | 6/25/2013 | | | install foundation |
| 4/22/2009 | 4156 | RENO-ADD | 218,000 | C | 7/14/2011 | | | add of fam room & |
| 5/1/2008 | 3933 | MANUAL | 9,000 | C | 12/9/2008 | | | construct a deck/w |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 6/25/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 4/30/2009 | PERMIT VISIT | 25 | D ERSKINE |
| 11/20/2004 | M&L EXTERIOR | 615 | D VELUTTI |
| 12/4/1995 | MEAS+INSPCTD | 607 | D KEARLY |

Sign: VERIFICATION OF VISIT NOT DATA

