



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | SMITH HL, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | ANCHONDO ERIEL |
| Owner 2: | ANCHONDO JACQUELINE S |
| Owner 3: | |
| Street 1: | 11 SMITH HILL |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------|
| Owner 1: | LU - ZHIPENG |
| Owner 2: | CAI - KEWEN A |
| Street 1: | C/O MS. LI LI |
| Twn/City: | BEDFORD |
| St/Prov: | MA Cntry |
| Postal: | 01730-1317 |

NARRATIVE DESCRIPTION

This Parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|------------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 1.000 | R4 | | | | | | | | | 646,400 | | | | | | 646,400 | |
| 132 | UNDEV | | 0.96 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 5,760 | | | | | | 5,800 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | | |
|-------------------------|----------------|------------|-----------|------------|-------------|---|---------------------------------------|-------|-----------------|-----------|------------------|
| 101 | 499,200 | | 1.837 | 646,400 | 1,145,600 | 337 Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10. | 0 | | | | |
| 132 | | | 0.960 | 5,800 | 5,800 | | GIS Ref | | | | |
| Total Card | | | | | | | 499,200 | 2.797 | 652,200 | 1,151,400 | Entered Lot Size |
| Total Parcel | | | | | | | 499,200 | 2.797 | 652,200 | 1,151,400 | Total Land: |
| Source: Market Adj Cost | | | | | | | Total Value per SQ unit /Card: 273.27 | | /Parcel: 273.27 | | Land Unit Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 499,200 | 0 | 2.797 | 652,200 | 1,151,400 | 1,151,400 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 490,500 | 0 | 2.797 | 645,800 | 1,136,300 | 1,136,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 525,000 | 0 | 2.797 | 627,400 | 1,152,400 | 1,152,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 510,600 | 0 | 2.797 | 581,000 | 1,091,600 | 1,091,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 472,300 | 0 | 2.797 | 541,800 | 1,014,100 | 1,014,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 462,800 | 0 | 2.797 | 525,800 | 988,600 | 988,600 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 514,200 | 0 | 2.797 | 511,300 | 1,025,500 | 1,025,500 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 542,300 | 0 | 2.797 | 528,400 | 1,070,700 | 1,070,700 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| LU,ZHIPENG | 66556-96 | | 12/18/2015 | | 1079000 | No | No | | | |
| FLUMMERFELT J K | 33704-466 | | 9/25/2001 | | 1030000 | No | No | | | |
| FRED E. OBEY | 19624-88 | | 1/31/1989 | | 750000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 3/1/2016 | SALES INSP | 618 | G BOURGAULT |
| 9/17/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 4/3/2002 | MEAS+INSPCTD | 600 | PA |
| 2/10/1996 | ENTRY DENIED | 606 | J SMITH |
| 4/21/1995 | INSPECTED | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

