



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | SMITH HL, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LAUKIEN ROBYN L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 12 SMITH HL |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1310 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | LAUKIEN FRANK H - |
| Owner 2: | LAUKIEN ROBYN L - |
| Street 1: | 12 SMITH HILL |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1310 |

NARRATIVE DESCRIPTION

This Parcel contains 2.767 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 14 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 Influ | 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 | | 0.93 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 5,580 | | | | | | 5,600 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|---|
| 101 | 638,900 | 11,800 | 1.837 | 646,400 | 1,297,100 | Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10. |
| 132 | | | 0.930 | 5,600 | 5,600 | |
| Total Card | 638,900 | 11,800 | 2.767 | 652,000 | 1,302,700 | Entered Lot Size |
| Total Parcel | 638,900 | 11,800 | 2.767 | 652,000 | 1,302,700 | Total Land: |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 245.68 | | /Parcel: 245.68 | | | 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 | 638,900 | 11800 | 2.767 | 652,000 | 1,302,700 | 1,302,700 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 621,700 | 11800 | 2.767 | 645,600 | 1,279,100 | 1,279,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 598,300 | 11800 | 2.767 | 627,200 | 1,237,300 | 1,237,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 592,700 | 11800 | 2.767 | 580,800 | 1,185,300 | 1,185,300 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 553,300 | 11800 | 2.767 | 541,600 | 1,106,700 | 1,106,700 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 542,100 | 11800 | 2.767 | 525,600 | 1,079,500 | 1,079,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 598,600 | 11800 | 2.77 | 508,900 | 1,119,300 | 1,119,300 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 631,100 | 11800 | 2.77 | 526,000 | 1,168,900 | 1,168,900 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| LAUKIEN FRANK H | 38520-502 | | 3/26/2003 | CONVENIENC | 10 | No | No | | | |
| GUARANTY FIRST | 21611-62 | | 12/17/1991 | | 600000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 3/12/2008 | 3892 | ROOF | | C | | | | strip & re-roof dw |
| 5/15/2001 | 2222 | POOL | 26,000 | C | 6/29/2002 | | | |
| 5/8/2001 | 2221 | SCREENPR | 6,000 | C | 6/29/2002 | | | construct on exist |
| 9/25/1999 | 1807 | GARAGE | 45,000 | C | 6/25/2000 | | | garage & study 6/ |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/9/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/17/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/29/2002 | MEAS/EXT INS | 613 | M COLE |
| 6/25/2000 | MEAS+INSPCTD | 611 | P MULHERN |
| 2/7/1996 | MEAS+INSPCTD | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 15 1 6 |
| 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: | |

