



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 24 | | SUNNYSIDE LN, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | SKENDERIAN TR JOSEPH G |
| Owner 2: | SKENDERIAN TR AMY BETH H |
| Owner 3: | AB SKEND TRS/JOSEPH SKEND TRST |
| Street 1: | 24 SUNNYSIDE LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1302 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------------|
| Owner 1: | SKENDERIAN - JOSEPH G |
| Owner 2: | SKENDERIAN - AMY BETH H |
| Street 1: | 24 SUNNYSIDE LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1302 |

NARRATIVE DESCRIPTION

This Parcel contains 1.077 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2005, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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: | | | | 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 46896 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.494 | R3 | | | | | | | | | 475,067 | | | | | | 475,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------|-----------|------------|-------------|-------------------|---|
| 101 | 652,400 | 22,700 | 1.077 | 475,100 | 1,150,200 | | 0 |
| Total Card | | | | | | | 652,400 |
| Total Parcel | | | | | | | 652,400 |
| Source: Market Adj Cost | | | | | | | Total Value per SQ unit /Card: 206.45 /Parcel: 206.45 |
| Entered Lot Size | | | | | | | |
| Total Land: | | | | | | | |
| 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 | 652,400 | 22700 | 1.077 | 475,100 | 1,150,200 | 1,150,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 635,300 | 22700 | 1.077 | 448,400 | 1,106,400 | 1,106,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 614,700 | 22700 | 1.077 | 435,100 | 1,072,500 | 1,072,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 609,100 | 22700 | 1.077 | 402,900 | 1,034,700 | 1,034,700 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 569,700 | 22700 | 1.077 | 360,900 | 953,300 | 953,300 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 558,400 | 22700 | 1.077 | 350,300 | 931,400 | 931,400 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 702,400 | 22700 | 1.077 | 280,300 | 1,005,400 | 1,005,400 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 715,400 | 22700 | 1.077 | 283,800 | 1,021,900 | 1,021,900 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| SKENDERIAN,JOSE | 71108-179 | | 6/5/2018 | CONVENIENC | | 1 | No | No | | |
| SKENDERIAN,JOSE | 71108-173 | | 6/5/2018 | CONVENIENC | | 1 | No | No | | |
| SKENDERIAN,JOSE | 71108-166 | | 6/5/2018 | CONVENIENC | | 1 | No | No | | |
| SKENDERIAN JOSE | 44971-594 | | 4/11/2005 | CONVENIENC | | 1 | No | No | | |
| CHALILPOYIL PUR | 31476-488 | | 4/18/2000 | | 485000 | No | No | | | |
| STECZYNSKI, JOH | 14318-442 | | 6/15/1981 | | 111500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 11/14/2016 | 6623 | SHEET MT | 400 | C | | | | Sheet metal work t |
| 10/5/2016 | 6577 | RENO-ADD | 49,800 | C | 5/2/2017 | | | Enclose an existin |
| 4/13/2005 | 3156 | W/S FLUE | | C | 4/28/2005 | | | |
| 9/10/2004 | 3033 | DEMOLITI | | C | | | | demolish existing |
| 9/10/2004 | 3032 | NEW HOME | 404,000 | C | 6/4/2005 | | | 6/4 60% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/25/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/4/2005 | MEAS+INSPCTD | 615 | D VELUTTI |
| 4/20/2005 | MEAS+INSPCTD | 600 | PA |
| 5/18/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 2/15/1996 | MEAS/EXT INS | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

