

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
|    |        | RED MAPLE LANE, LINCOLN |

OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Owner 1:  | COMM OF MASS          |
| Owner 2:  | DEPT OF HIGHWAYS      |
| Owner 3:  |                       |
| Street 1: | 10 PARK PLAZA RM 6160 |
| Street 2: |                       |
| Twn/City: | BOSTON                |
| St/Prov:  | MA Cntry Own Occ: Y   |
| Postal:   | 02116 Type:           |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | CHAPMAN JEAN A - |
| Owner 2:  | MAHNKE GEORGE -  |
| Street 1: | 77 CAMBRIDGE TP  |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773-1900       |

NARRATIVE DESCRIPTION

This Parcel contains .55 ACRES of land mainly classified as COMMASS with a(n) CAPE Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Descrp      | %   | Item    | Code | Descrp |
|------------|------|-------------|-----|---------|------|--------|
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 901      | COMMASS     |          | 23957.6     |                    | SQUARE FE | PRIME SITE |           | 0          | 4.54       | 2.637 | R1    |             |           |        |   |        |   |        |   | 286,870         |           |   |           |        |      | 286,900   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 901          | 97,500          | 8,100                          | 0.550     | 286,900    | 392,500         |
| Total Card   | 97,500          | 8,100                          | 0.550     | 286,900    | 392,500         |
| Total Parcel | 97,500          | 8,100                          | 0.550     | 286,900    | 392,500         |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 348.89     | /Parcel: 348.89 |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |
| Insp Date         | 08/13/08  |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 901 | FV  | 97,500     | 8100      | .55       | 286,900    | 392,500     | 392,500       | Year End Roll | 9/28/2017  |
| 2017   | 901 | FV  | 95,500     | 8100      | .55       | 286,900    | 390,500     | 390,500       | Year End Roll | 9/29/2016  |
| 2016   | 901 | FV  | 95,500     | 8100      | .55       | 278,700    | 382,300     | 382,300       | Year End Roll | 1/14/2016  |
| 2015   | 901 | FV  | 91,600     | 8100      | .55       | 221,200    | 320,900     | 320,900       | Year End      | 10/2/2014  |
| 2014   | 901 | FV  | 90,600     | 8100      | .55       | 212,300    | 311,000     | 311,000       | Year End Roll | 1/23/2014  |
| 2013   | 901 | FV  | 88,600     | 8100      | .64       | 212,400    | 309,100     | 309,100       | Year End Roll | 10/25/2012 |
| 2012   | 901 | FV  | 88,600     | 8100      | .64       | 193,100    | 289,800     | 289,800       | Year End      | 1/26/2012  |
| 2011   | 901 | FV  | 90,600     | 8100      | .64       | 169,400    | 268,100     | 268,100       | Year End      | 2/10/2011  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes                          |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|--------------------------------|
| CHAPMAN JEAN A, | 53101-27  |      | 6/30/2009 | INVOLVED GOV | 0          | No | No  |       |                 | ORDER OF TAKING-NO AWARD MONEY |
| HOUGHTON LILLIA | 28942-035 |      | 8/6/1998  |              | 185000     | No | No  |       |                 |                                |
|                 | 7408-521  |      | 3/19/1949 |              | 12000      | No | No  |       |                 |                                |

BUILDING PERMITS

| Date       | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment     |
|------------|--------|--------|--------|-----|------------|----------|-----------|-------------|
| 4/3/2000   | 1902   | ROOF   | 2,500  | C   | 6/30/2001  |          |           |             |
| 11/25/1998 | 1590   | SHED   | 800    | C   | 4/8/1999   |          |           | 4/8/99 100% |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 8/13/2008 | MEAS/EXT INS | 25  | D ERSKINE |
| 9/18/2001 | M&L EXTERIOR | 613 | M COLE    |
| 4/8/1999  | MEAS+INSPCTD | 600 | PA        |
| 1/17/1996 | MEAS+INSPCTD | 606 | J SMITH   |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|              |         |              |          |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.54999 | Total SF/SM: | 23957.56 | Parcel LUC: | 901 | COMMASS | Prime NB Desc | RES CAT 1 | Total: | 286,870 | SpI Credit | Total: | 286,900 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

