



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 84 | | MILL ST, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | APSLER ROBERT |
| Owner 2: | APSLER JACQUELINE |
| Owner 3: | |
| Street 1: | 84 MILL ST |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1706 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 2.25 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 0.413 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 12,390 | | | | | | 12,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 764,600 | | 2.250 | 554,800 | 1,319,400 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 251.75 | | | | | | /Parcel: 251.75 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 764,600 | 0 | 2.25 | 554,800 | 1,319,400 | 1,319,400 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 717,700 | 0 | 2.25 | 524,400 | 1,242,100 | 1,242,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 703,000 | 0 | 2.25 | 509,200 | 1,212,200 | 1,212,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 683,900 | 0 | 2.25 | 472,400 | 1,156,300 | 1,156,300 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 632,100 | 0 | 2.25 | 424,400 | 1,056,500 | 1,056,500 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 619,300 | 0 | 2.25 | 412,400 | 1,031,700 | 1,031,700 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 619,300 | 0 | 2.25 | 452,400 | 1,071,700 | 1,071,700 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 632,100 | 0 | 2.25 | 459,600 | 1,091,700 | 1,091,700 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-----------------|-------|
| MICHAEL F. BYRN | 15667-531 | | 7/5/1984 | | 84000 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 10/7/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/5/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 2/20/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 1/10/1994 | FIELDREV CHG | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.24955 | Total SF/SM: | 97990.41 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 554,790 | SpI Credit | | Total: | 554,800 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

