



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 103 | | PAGE RD, LINCOLN |

OWNERSHIP

Owner 1: GENTILE TR KATHLEEN P
 Owner 2:
 Owner 3: K P GENTILE TRUST NO 1
 Street 1: 103 PAGE RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-2317 Type:

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 198,800 | 600 | 1.010 | 314,200 | 513,600 |
| Total Card 198,800 600 1.010 314,200 513,600 | | | | | |
| Total Parcel 198,800 600 1.010 314,200 513,600 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 228.27 | | /Parcel: 228.27 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|----------|-----------|
| 10/29/15 | Insp Date |
|----------|-----------|

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 198,800 | 600 | 1.01 | 314,200 | 513,600 | 513,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 195,100 | 600 | 1.01 | 314,200 | 509,900 | 509,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 195,100 | 600 | 1.01 | 305,200 | 500,900 | 500,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 179,500 | 600 | 1.01 | 349,500 | 529,600 | 529,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 177,700 | 600 | 1.01 | 313,500 | 491,800 | 491,800 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 174,200 | 600 | 1.01 | 304,500 | 479,300 | 479,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 174,200 | 600 | 1.01 | 271,500 | 446,300 | 446,300 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 176,300 | 600 | 1.01 | 275,900 | 452,800 | 452,800 | Year End | 2/10/2011 |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 17:03:54 |

LAST REV

| Date | Time |
|----------|----------|
| 10/29/15 | 12:30:01 |

USER DEFINED

| |
|-----------------------|
| Prior Id # 1: 33 22 0 |
| 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: |

NARRATIVE DESCRIPTION

This Parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1960, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|------|-----|-------|-----------------|-------|
| JOSEPH F. GENTI | 21565-536 | | 11/26/1991 | FAMILY | | 0 No | No | | | |

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

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

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|--------------------|
| 12/7/2004 | 3102 | MANUAL | 10,000 | C | 5/14/2005 | | | rem sliding dr & i |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 10/29/2015 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 1/11/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/14/2005 | MEAS/EXT INS | 615 | D VELUTTI |
| 5/15/1999 | M&L COMPLETE | 602 | D TUCKER |
| 5/18/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 9/29/1995 | ENTRY DENIED | 606 | J SMITH |

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 |

Sign: VERIFICATION OF VISIT NOT DATA

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 | | 43995 | | SQUARE FE | PRIME SITE | | 0 | 4.54 | 1.573 | R1 | | | | | | | | | 314,161 | | | | | | 314,200 | |

| | | | | | | | | | | |
|----------------------|-----------------------|-----------------|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: 1.00999 | Total SF/SM: 43995.16 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 1 | Total: | 314,161 | SpI Credit | Total: | 314,200 |
|----------------------|-----------------------|-----------------|---------|---------------|-----------|--------|---------|------------|--------|---------|

