



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------|
| 158 | | SANDY POND RD, LINCOLN |

OWNERSHIP

Owner 1: ECONOMIC VENTURES LLC
 Owner 2:
 Owner 3:
 Street 1: 148 SANDY POND ROAD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 199,600 | 13,700 | 2.300 | 556,300 | 769,600 |
| Total Card 199,600 13,700 2.300 556,300 769,600 | | | | | |
| Total Parcel 199,600 13,700 2.300 556,300 769,600 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 285.67 | | /Parcel: 285.67 | |

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

| GIS Ref |
|-----------|
| |
| GIS Ref |
| |
| Insp Date |
| 01/05/17 |

PREVIOUS OWNER

Owner 1: Mahan Tr - Anastasia W
 Owner 2: -
 Street 1: 3919 Northeast 21st Ave
 Twn/City: Portland
 St/Prov: OR Cntry
 Postal: 97212

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 199,600 | 13700 | 2.3 | 556,300 | 769,600 | 769,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 201,300 | 13700 | 2.3 | 525,900 | 740,900 | 740,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 196,800 | 13700 | 2.3 | 510,700 | 721,200 | 721,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 194,600 | 13700 | 2.3 | 473,900 | 682,200 | 682,200 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 185,600 | 13700 | 2.3 | 425,900 | 625,200 | 625,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 170,500 | 13700 | 2.24 | 412,100 | 596,300 | 596,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 170,500 | 13700 | 2.24 | 552,100 | 736,300 | 736,300 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 176,900 | 13700 | 2.24 | 570,500 | 761,100 | 761,100 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|
| Mahan Tr,Anasta | 60695-144 | | 12/10/2012 | | 765000 | No | No | |
| RUSSELL P. MAHA | 20697-260 | | 8/6/1990 | FAMILY | 0 | No | No | |

NARRATIVE DESCRIPTION

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | Traffic | 4 | MEDIUM |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|----------|--------|--------|--------|-----|------------|----------|-----------|--------------------|
| 7/7/2016 | 6495 | | 21,130 | C | | | | Strip & re-roof dw |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 1/5/2017 | MEAS/EXT INS | 4 | JG |
| 7/31/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 9/29/2001 | M&L COMPLETE | 613 | M COLE |
| 5/7/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 3/7/1996 | MEAS/EXT INS | 606 | J SMITH |

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 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 | 6.78 | 1.000 | R3 | | | | | | | | | 542,400 | | | | | | 542,400 | |
| 101 | ONE FAM | | 0.463 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 13,890 | | | | | | 13,900 | |

| | | | | | | | | |
|----------------------|------------------------|-----------------|---------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 2.29955 | Total SF/SM: 100168.40 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: 556,290 | Spl Credit | Total: 556,300 |
|----------------------|------------------------|-----------------|---------|---------------|-----------|----------------|------------|----------------|

