

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 22 | | BAKER FARM, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | LONGNECKER TR LUCIA D ROSSONI |
| Owner 2: | LONGNECKER TR THOMAS ROSSONI |
| Owner 3: | L LONGNECKER TRST/T LONGNEC TR |
| Street 1: | 22 BAKER FARM |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773-3005 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------------|
| Owner 1: | LONGNECKER - LUCIA D ROSSONI |
| Owner 2: | LONGNECKER - THOMAS ROSSONI |
| Street 1: | 22 BAKER FARM |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3005 |

NARRATIVE DESCRIPTION

This Parcel contains 1.833 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | | |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 79835 | | SQUARE FE | PRIME SITE | | 0 | 9.96 | 1.001 | R5 | | | | | | | | | 796,307 | | | | | | 796,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 360,200 | 500 | 1.833 | 796,300 | 1,157,000 |
| Total Card | | 360,200 | 500 | 1.833 | 796,300 |
| Total Parcel | | 360,200 | 500 | 1.833 | 796,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 469.56 | /Parcel: 469.56 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| 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 | 360,200 | 500 | 1.833 | 796,300 | 1,157,000 | 1,157,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 354,000 | 500 | 1.833 | 796,300 | 1,150,800 | 1,150,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 350,900 | 500 | 1.833 | 744,300 | 1,095,700 | 1,095,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 341,600 | 500 | 1.833 | 689,200 | 1,031,300 | 1,031,300 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 304,000 | 0 | 1.833 | 679,600 | 983,600 | 983,600 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 297,800 | 0 | 1.833 | 659,600 | 957,400 | 957,400 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 297,800 | 0 | 1.833 | 652,600 | 950,400 | 950,400 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 304,000 | 0 | 1.833 | 697,100 | 1,001,100 | 1,001,100 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|
| LONGNECKER,LUCI | 70914-221 | | 4/25/2018 | CONVENIENC | | 1 | No | No |
| LONGNECKER LUCI | 29108-127 | | 9/8/1998 | CONVENIENC | | 1 | Yes | No |
| ROSSONI PETER P | 28368-576 | | 3/30/1998 | CONVENIENC | | 1 | Yes | No |
| ROSSONI PAOLA | 19920-40 | | 7/3/1989 | FAMILY | | 0 | No | No |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|-------------------|
| 4/20/2007 | 3656 | MANUAL | 20,000 | C | 6/12/2007 | | | install hot water |
| 8/20/1998 | 1499 | MANUAL | | C | 5/29/1999 | | | woodstove |
| 5/6/1998 | 1407 | NEW HOME | 192,000 | C | 7/1/1999 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 8/1/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 6/12/2007 | MEAS/EXT INS | 100 | B MORGAN |
| 5/25/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 5/29/1999 | MEAS+INSPCTD | 602 | D TUCKER |
| 6/25/1998 | MEAS/EXT INS | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 42 2 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: | |

