



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5 | | FRIDOLIN HL, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | TASKOR YESIM |
| Owner 2: | PIRNAR HALIL ALI |
| Owner 3: | |
| Street 1: | 5 FRIDOLIN HL |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | BARRON - DONALD W |
| Owner 2: | - |
| Street 1: | 5 FRIDOLIN HL |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.803 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1997, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z | | | | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Traffic | | |

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 | | 78527.4 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 1.013 | R4 | | | | | | | | | 642,830 | | | | | | 642,800 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.80274 | Total SF/SM: | 78527.35 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 642,830 | Spl Credit | Total: | 642,800 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|-----------------|------------------|--|
| 101 | 838,700 | | 1.803 | 642,800 | 1,481,500 | 934 | 0 | | | |
| | | | | | | | GIS Ref | | | |
| | | | | | | | GIS Ref | | | |
| Total Card | | | | | 838,700 | 1.803 | 642,800 | 1,481,500 | Entered Lot Size | |
| Total Parcel | | | | | 838,700 | 1.803 | 642,800 | 1,481,500 | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | 297.61 | /Parcel: | 297.61 | 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 | 838,700 | 0 | 1.803 | 642,800 | 1,481,500 | 1,481,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 778,200 | 0 | 1.803 | 636,500 | 1,414,700 | 1,414,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 754,800 | 0 | 1.803 | 618,200 | 1,373,000 | 1,373,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 747,600 | 0 | 1.803 | 572,000 | 1,319,600 | 1,319,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 697,200 | 0 | 1.803 | 533,000 | 1,230,200 | 1,230,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 682,800 | 0 | 1.763 | 513,700 | 1,196,500 | 1,196,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 697,200 | 0 | 1.763 | 533,500 | 1,230,700 | 1,230,700 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 711,600 | 0 | 1.763 | 551,700 | 1,263,300 | 1,263,300 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|-----------|--------------|------------|-----|-----|-------|-----------------|-------------------------------------|
| BARRON, DONALD W | 1516-69 | | 9/29/2017 | MULTI-PARCEL | 1400000 | No | No | | | |
| KOCH VICTOR R, | 1325-6 | | 8/17/2006 | | 1506000 | No | No | | | This property also has 1/2 ownershi |
| FILLMORE MICHA E | 1202-30 | | 3/16/1999 | | 888000 | No | No | | | |
| HAGMANN ROBERT | 1174-51 | | 7/14/1997 | OTHER | 400000 | Yes | No | | | ADDNL 1ST \$100000 |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|-------------|
| 7/22/1997 | 1235 | NEW HOME | 340,000 | C | 6/23/1998 | | | 6/23/98 90% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 1/19/2017 | MEAS/EXT INS | 4 | JG |
| 8/23/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 7/1/1999 | MEAS/EXT INS | 600 | PA |
| 3/27/1999 | MEAS/EXT INS | 602 | D TUCKER |
| 6/23/1998 | MEAS/EXT INS | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

