



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 34 | | TABOR HILL RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | INGARD SVEN ERIK |
| Owner 2: | INGARD SUSAN STRAKA |
| Owner 3: | |
| Street 1: | 34 TABOR HILL RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | INGARD SVEN ERIK - |
| Owner 2: | - |
| Street 1: | 24 TABOR HILL RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2906 |

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, 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 | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | B | CESSPL |
| 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 | 8.08 | 1.000 | R4 | | | | | | | | | 646,400 | | | | | | 646,400 | |
| 101 | ONE FAM | | 0.163 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 4,890 | | | | | | 4,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 197,900 | 11,600 | 2.000 | 651,300 | 860,800 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 323.85 | | | | | | /Parcel: 323.85 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 197,900 | 11600 | 2. | 651,300 | 860,800 | 860,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 195,800 | 11600 | 2. | 644,900 | 852,300 | 852,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 191,700 | 11600 | 2. | 626,500 | 829,800 | 829,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 189,600 | 11600 | 2. | 580,100 | 781,300 | 781,300 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 211,300 | 5300 | 2. | 540,900 | 757,500 | 757,500 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 206,100 | 5300 | 2. | 524,900 | 736,300 | 736,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 220,600 | 5300 | 2. | 544,900 | 770,800 | 770,800 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 229,000 | 5300 | 2. | 563,300 | 797,600 | 797,600 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| INGARD SVEN ERI | 41102-515 | | 10/3/2003 | CONVENIENC | 99 | No | No | | | |
| K. UNO INGARD | 18525-1 | | 9/8/1987 | FAMILY | 235000 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 9/9/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/30/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 10/13/1998 | MEAS/EXT INS | 602 | D TUCKER |
| 11/22/1995 | MEAS+INSPCTD | 607 | D KEARLY |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 1.99955 | Total SF/SM: | 87100.40 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 651,290 | Spl Credit | | Total: | 651,300 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

