



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 82 |        | VIRGINIA RD, LINCOLN  |

**OWNERSHIP**

|           |                               |
|-----------|-------------------------------|
| Owner 1:  | MINUTEMAN COMMONS CONDOMINIUM |
| Owner 2:  |                               |
| Owner 3:  |                               |
| Street 1: | 28 DAMRELL ST                 |
| Street 2: | SUITE 300                     |
| Twn/City: | BOSTON                        |
| St/Prov:  | MA Cntry Own Occ: N           |
| Postal:   | 02127-2791 Type:              |

**PREVIOUS OWNER**

|           |                            |
|-----------|----------------------------|
| Owner 1:  | MINUTEMAN COMMONS LLC -    |
| Owner 2:  | -                          |
| Street 1: | 2181 WASHINGTON ST STE 101 |
| Twn/City: | BOSTON                     |
| St/Prov:  | MA Cntry                   |
| Postal:   | 02119 Type:                |

**NARRATIVE DESCRIPTION**

This Parcel contains 3.647 ACRES of land mainly classified as CONDO CONDO with a(n) CONDO-GRDN Building Built about 2006, Ha

**OTHER ASSESSMENTS**

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

**PROPERTY FACTORS**

| Item       | Code | Descp       | %   | Item    | Code | Descp  |
|------------|------|-------------|-----|---------|------|--------|
| 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 |

**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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 998      | CONDO       |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 6.78       | 1.000 | R3    |             |           |        |   |        |   |        |   | 542,400         |           |   |           |        |      | 542,400   |       |
| 998      | CONDO       |          | 1.81        |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |             |           |        |   |        |   |        |   | 54,300          |           |   |           |        |      | 54,300    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description        | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|--------------------------|-----------|
| 998          | 2,188,500       |                                | 3.647     | 596,700    | 2,785,200   | Condo Master Deed Record | 0         |
|              |                 |                                |           |            |             |                          | GIS Ref   |
|              |                 |                                |           |            |             |                          | GIS Ref   |
| Total Card   | 2,188,500       |                                | 3.647     | 596,700    | 2,785,200   | Entered Lot Size         |           |
| Total Parcel | 8,883,000       |                                | 3.647     | 596,700    | 9,479,700   | Total Land:              |           |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 228.90    | /Parcel:   | 189.22      | 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   | 998 | FV  | 8,883,000  | 0         | 3.647     | 596,700    | 9,479,700   | 9,479,700     | Year End Roll | 9/28/2017  |
| 2017   | 998 | FV  | 8,883,000  | 0         | 3.647     | 566,300    | 9,449,300   | 9,449,300     | Year End Roll | 9/29/2016  |
| 2016   | 998 | FV  | 8,883,000  | 0         | 3.647     | 551,100    | 9,434,100   | 9,434,100     | Year End Roll | 1/14/2016  |
| 2015   | 998 | FV  | 8,883,000  | 0         | 3.647     | 514,300    | 9,397,300   | 9,397,300     | Year End      | 10/2/2014  |
| 2014   | 998 | FV  | 8,883,000  | 0         | 3.647     | 466,300    | 9,349,300   | 9,349,300     | Year End Roll | 1/23/2014  |
| 2013   | 998 | FV  | 8,655,400  | 0         | 3.5       | 449,900    | 9,105,300   | 9,105,300     | Year End Roll | 10/25/2012 |
| 2012   | 998 | FV  | 7,789,900  | 0         | 3.5       |            | 7,789,900   | 7,789,900     | Year End      | 1/26/2012  |
| 2011   | 998 | FV  | 8,350,000  | 0         | 3.5       |            | 8,350,000   | 8,350,000     | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes       |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------------|
| MINUTEMAN COMMO | 49841-211 |      | 7/28/2007 | OTHER      |            | 0  | No  | No    |                 | MASTER DEED |
| SMITH LAWRENCE  | 44521-358 |      | 1/21/2005 | INTRA-CORP | 1000000    | No | No  |       |                 |             |
| FLANNERY, DONAL | 27378-178 |      | 6/11/1997 | CONVENIENC | 250000     | No | No  |       |                 |             |
| FLANNERY, DONAL | 18315-472 |      | 7/14/1987 | FAMILY     |            | 0  | No  | No    |                 |             |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount  | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 5/23/2013 | 5428   | ROOF     | 55,320  | C   |            |          |          | strip & re-roof bu |
| 4/15/2010 | 4419   | ROOF     | 2,000   | C   |            |          |          | repair/replace roo |
| 5/22/2006 | 3442   | NEW HOME | 178,400 | C   | 6/30/2006  |          |          |                    |
| 5/22/2006 | 3441   | NEW HOME | 178,400 | C   | 3/17/2009  |          |          | cert of occupancy- |
| 5/22/2006 | 3440   | NEW HOME | 178,400 | C   | 12/18/2008 |          |          |                    |
| 5/22/2006 | 3439   | NEW HOME | 178,400 | C   | 3/17/2009  |          |          | condo unit 409 bld |
| 5/22/2006 | 3438   | NEW HOME | 178,400 | C   | 5/29/2009  |          |          |                    |
| 5/22/2006 | 3437   | NEW HOME | 178,400 | C   |            |          |          | cert. of occ. 2-14 |
| 5/22/2006 | 3436   | NEW HOME | 178,400 | C   | 3/17/2009  |          |          | condo unit #406 BI |
| 5/22/2006 | 3435   | NEW HOME | 178,400 | C   | 3/17/2009  |          |          | condo unit 405 bld |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 6/19/2007 | PERMIT VISIT | 100 | B MORGAN  |
| 6/28/2005 | MEAS/EXT INS | 600 | PA        |
| 5/10/2003 | MEAS/EXT INS | 615 | D VELUTTI |
| 6/29/2002 | MEAS/EXT INS | 613 | M COLE    |
| 6/12/2001 | MEAS/EXT INS | 615 | D VELUTTI |
| 5/31/2000 | MEAS/EXT INS | 610 | M FLYNN   |
| 5/11/1996 | MEAS+INSPCTD | 606 | J SMITH   |
| 2/24/1996 | ENTRY DENIED | 606 | J SMITH   |

Sign: VERIFICATION OF VISIT NOT DATA

