



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 16 | | MINEBROOK RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | PAIK SUNGIK FRANCIS |
| Owner 2: | PAIK WANDA Y |
| Owner 3: | |
| Street 1: | 16 MINEBROOK RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2110 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 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 | 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 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 | 8.08 | 1.000 | R4 | | | | | | | | | 646,400 | | | | | | 646,400 | |
| 101 | ONE FAM | | 0.383 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 11,490 | | | | | | 11,500 | |
| 101 | ONE FAM | | 0.72 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 4,320 | | | | | | 4,300 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 439,100 | 4,900 | 2.940 | 662,200 | 1,106,200 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 327.47 | | | | | | /Parcel: 327.47 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 439,100 | 4900 | 2.94 | 662,200 | 1,106,200 | 1,106,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 431,300 | 4900 | 2.94 | 655,800 | 1,092,000 | 1,092,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 421,200 | 4900 | 2.94 | 637,400 | 1,063,500 | 1,063,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 409,700 | 4900 | 2.94 | 591,000 | 1,005,600 | 1,005,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 374,500 | 4900 | 2.94 | 551,800 | 931,200 | 931,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 366,800 | 4900 | 2.94 | 535,800 | 907,500 | 907,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 366,800 | 4900 | 2.94 | 717,800 | 1,089,500 | 1,089,500 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 374,500 | 4900 | 2.94 | 741,700 | 1,121,100 | 1,121,100 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| DONAL LLOYD | 17674-163 | | 12/16/1986 | | 500000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|----------|---------|-----|------------|----------|----------|---------|
| 9/7/1995 | 799-95 | ADDITION | 103,700 | C | 6/14/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 8/21/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/14/2007 | MEAS/EXT INS | 617 | D HASCHIG |
| 12/16/2000 | M&L COMPLETE | 609 | T MULHERN |
| 2/24/1996 | MEAS+INSPCTD | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.93955 | Total SF/SM: | 128046.80 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 662,210 | Spl Credit | | Total: | 662,200 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

