



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 233 | | OLD CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SODOWICK ADAM C |
| Owner 2: | LOUSADA ISABELLE |
| Owner 3: | |
| Street 1: | 233 OLD CONCORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3602 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------------|
| Owner 1: | WINSHIP ELIZABETH C TR - |
| Owner 2: | WINSHIP THOMAS TR - |
| Street 1: | 233 OLD CONCORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3602 |

NARRATIVE DESCRIPTION

This Parcel contains 5.18 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1994, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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 | 9.96 | 1.000 | R5 | | | | | | | | | 796,800 | | | | | | 796,800 | |
| 101 | ONE FAM | | 1.443 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 43,290 | | | | | | 43,300 | |
| 101 | ONE FAM | | 0.15 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 900 | | | | | | 900 | Wetland |
| 132 | UNDEV | | 1.75 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 10,500 | | | | | | 10,500 | Cons Restr, Wetlan |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 928,500 | 47,100 | 3.430 | 841,000 | 1,816,600 | 1116 | 0 |
| 132 | | | 1.750 | 10,500 | 10,500 | | GIS Ref |
| Total Card | | 928,500 | 47,100 | 5.180 | 851,500 | 1,827,100 | GIS Ref |
| Total Parcel | | 928,500 | 47,100 | 5.180 | 851,500 | 1,827,100 | Insp Date |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 549.01 | /Parcel: | 549.01 | 03/17/09 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 928,500 | 47100 | 5.18 | 851,500 | 1,827,100 | 1,827,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 871,000 | 47100 | 5.18 | 851,500 | 1,769,600 | 1,769,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 857,400 | 47100 | 5.18 | 799,500 | 1,704,000 | 1,704,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 836,100 | 47100 | 5.18 | 744,300 | 1,627,500 | 1,627,500 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 779,300 | 47100 | 5.18 | 734,700 | 1,561,100 | 1,561,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 765,100 | 47100 | 5.18 | 714,700 | 1,526,900 | 1,526,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 577,500 | 47100 | 5.5 | 940,600 | 1,565,200 | 1,565,200 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 588,200 | 47100 | 5.5 | 1,000,900 | 1,636,200 | 1,636,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| WINSHIP ELIZABE | 51875-289 | | 11/7/2008 | MULTI-PARCEL | 1800000 | No | No | | | |
| WINSHIP THOMAS, | 32221-506 | | 11/30/2000 | CONVENIENC | 100 | No | No | | | |
| AMES ADELBERT I | 23507-517 | | 8/5/1993 | | 602000 | No | No | | 101 + 132 | |

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|------------|--------|----------|---------|-----|------------|----------|-----------|-------------------|
| 8/1/2001 | 2307 | MANUAL | 52,000 | C | 6/1/2002 | | | turn screen porch |
| 6/14/1999 | 1733 | RENOVATI | 169,000 | C | 6/4/2000 | | | 6/4/00 100% |
| 5/27/1994 | 475-94 | BARN | 25,000 | C | 8/30/1995 | | | |
| 12/7/1993 | 404 | ADDITION | 360,000 | C | 12/14/1993 | | | |
| 10/18/1993 | 372 | DEMOLITI | | C | 12/14/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 3/17/2009 | MEAS+INSPCTD | 100 | B MORGAN |
| 12/2/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/1/2002 | MEAS/EXT INS | 613 | M COLE |
| 6/4/2000 | MEAS+INSPCTD | 611 | P MULHERN |
| 4/20/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 8/30/1995 | PERMIT VISIT | 606 | J SMITH |
| 12/14/1993 | PERMIT VISIT | 600 | PA |
| 5/15/1991 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

