



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 11 | B | SOUTH COMMONS, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | ESHRAGHIAN TR HAMED |
| Owner 2: | |
| Owner 3: | HAMED ESHRAGHIA REVOCABLE TR |
| Street 1: | 1339 CUERNAVACA CIRCULO |
| Street 2: | |
| Twn/City: | MOUNTAIN VIEW |
| St/Prov: | CA Cntry Own Occ: Y |
| Postal: | 94040 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | JHUN - EUNMI |
| Owner 2: | JHUN - INY |
| Street 1: | 11B SOUTH COMMONS |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1114 |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1995, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | CONDO | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.000 | BR | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 377,100 | | 0.000 | | 377,100 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 04/24/12 |
| Total Card | 377,100 | | 0.000 | | 377,100 | Entered Lot Size | |
| Total Parcel | 377,100 | | 0.000 | | 377,100 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 305.59 | /Parcel: | 305.59 | 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 | 102 | FV | 377,100 | 0 | . | | 377,100 | 377,100 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 352,600 | 0 | . | | 352,600 | 352,600 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 349,500 | 0 | . | | 349,500 | 349,500 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 337,200 | 0 | . | | 337,200 | 337,200 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 318,800 | 0 | . | | 318,800 | 318,800 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 300,900 | 0 | . | | 300,900 | 300,900 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 295,700 | 0 | . | | 295,700 | 295,700 | Year End | 1/26/2012 |
| 2011 | 102 | FV | 330,600 | 0 | . | | 330,600 | 330,600 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| JHUN,EUNMI | 63530-587 | | 4/25/2014 | | 368000 | No | No | | | |
| JHUN EUNMI, | 48684-509 | | 12/18/2006 | FAMILY | | 1 | No | No | | |
| DOHERTY KATHLEE | 47286-99 | | 4/13/2006 | | 368500 | No | No | | | |
| BRANDT SUZANNE | 28771-338 | | 6/17/1998 | | 215000 | No | No | | | |
| LINCOLN HOUSE A | 25415-109 | | 6/16/1995 | | 180939 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/24/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/1/2004 | M&L COMPLETE | 615 | D VELUTTI |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

