



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 47 | | OLD CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ACHESON ANDREW |
| Owner 2: | ACHESON DIANA |
| Owner 3: | |
| Street 1: | 47 OLD CONCORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | STOVALL JOHN A TR - |
| Owner 2: | STOVALL SIA LISS TR - |
| Street 1: | 47 OLD CONCORD ROAD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | | |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 1.000 | R4 | | | | | | | | | 646,400 | | | | | | 646,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | | |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|---------|-----------------|------------------|--|
| 101 | 702,800 | 700 | 1.837 | 646,400 | 1,349,900 | | 0 | | | | |
| | | | | | | | GIS Ref | | | | |
| | | | | | | | GIS Ref | | | | |
| Total Card | | | | | 702,800 | 700 | 1.837 | 646,400 | 1,349,900 | Entered Lot Size | |
| Total Parcel | | | | | 702,800 | 700 | 1.837 | 646,400 | 1,349,900 | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | | 305.89 | /Parcel: | 305.89 | 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 | 101 | FV | 702,800 | 700 | 1.837 | 646,400 | 1,349,900 | 1,349,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 653,400 | 700 | 1.837 | 640,000 | 1,294,100 | 1,294,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 633,900 | 700 | 1.837 | 621,600 | 1,256,200 | 1,256,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 628,000 | 700 | 1.837 | 575,200 | 1,203,900 | 1,203,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 586,200 | 700 | 1.837 | 536,000 | 1,122,900 | 1,122,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 574,300 | 700 | 1.837 | 520,000 | 1,095,000 | 1,095,000 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 586,200 | 700 | 1.84 | 463,900 | 1,050,800 | 1,050,800 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 598,200 | 700 | 1.84 | 479,500 | 1,078,400 | 1,078,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|-----|-----|-------|-----------------|-------|
| STOVALL JOHN A | 1285-196 | | 6/15/2004 | | 1185000 | No | No | | | |
| BARRIE JAMES S, | 1218-192 | | 3/10/2000 | | 1050000 | No | No | | | |
| C B HOMEBUILDER | 1195-195 | | 10/29/1998 | | 818000 | No | No | | | |
| CORBIN REALTY L | 1195-194 | | 10/29/1998 | CHANGE IN US | 310000 | Yes | No | | | |
| DOOLEY THOMAS J | 1178-72 | | 10/2/1997 | | 293000 | Yes | No | | | |
| | 842-34 | | 10/17/1973 | | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 4/23/2007 | 3661 | RENOVATI | 22,000 | C | 6/12/2007 | | | new bath & 20 ft p |
| 3/30/2007 | 3637 | MANUAL | 18,000 | C | 6/12/2007 | | | finish existing bm |
| 9/16/1997 | 1276 | NEW HOME | 225,000 | C | 6/24/1998 | | | 6/24/98 95% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 2/22/2017 | MEAS/EXT INS | 4 | JG |
| 6/10/2008 | PERMIT VISIT | 100 | B MORGAN |
| 6/12/2007 | MEAS/EXT INS | 100 | B MORGAN |
| 4/27/2003 | INSPECTED | 615 | D VELUTTI |
| 2/20/1999 | MEAS+INSPCTD | 602 | D TUCKER |
| 6/24/1998 | MEAS/EXT INS | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

