



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | LINCOLN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SOLURI ROBERT J |
| Owner 2: | MORI DEANNA L |
| Owner 3: | |
| Street 1: | PO BOX 6351 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | HANSEN C RUSSEL JR - |
| Owner 2: | HANSEN PAMELA W - |
| Street 1: | PO BOX 249 |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-0249 |

NARRATIVE DESCRIPTION

This Parcel contains .69 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1865, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|--------------|-----|---------|------|--------|
| Z | LC | Historic Dst | | U | A | SEPTIC |
| o | R1 | Residential | 100 | t | | |
| n | | | | I | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | Traffic | 4 | MEDIUM |
| t | | | | | | |

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 | | 30056.40039 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 2.163 | R4 | | | | | | | | | 525,337 | | | | | | 525,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 929,800 | 500 | 0.690 | 525,300 | 1,455,600 |
| Total Card | 929,800 | 500 | 0.690 | 525,300 | 1,455,600 |
| Total Parcel | 1,229,200 | 500 | 0.690 | 525,300 | 1,755,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 434.51 | | /Parcel: 433.12 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 06/12/13 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 1,229,200 | 500 | .69 | 525,300 | 1,755,000 | 1,755,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,153,000 | 500 | .69 | 520,100 | 1,673,600 | 1,673,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,134,100 | 500 | .69 | 505,200 | 1,639,800 | 1,639,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,084,100 | 500 | .69 | 467,500 | 1,552,100 | 1,552,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 1,048,400 | 500 | .69 | 435,600 | 1,484,500 | 1,484,500 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 870,500 | 500 | .69 | 422,600 | 1,293,600 | 1,293,600 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 675,400 | 8600 | .69 | 438,900 | 1,122,900 | 1,122,900 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 738,000 | 8600 | .69 | 453,800 | 1,200,400 | 1,200,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|
| HANSEN C RUSSEL | 37167-530 | | 11/25/2002 | | 1250000 | No | No | |
| WILLIAM RAND | 18479-45 | | 8/21/1987 | | 725000 | No | No | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 5/21/2012 | 5047 | TEMPORAR | 4,000 | C | | | | install sheet meta |
| 12/20/2011 | 4951 | RENO-BAR | 166,000 | C | 6/12/2013 | | | demo & reconstruct |
| 6/8/2009 | 4200 | RENO-ADD | 346,390 | C | 7/20/2010 | | | new fam/laundry ro |
| 1/9/1996 | 882-96 | ROOF | 14,000 | C | 6/14/1996 | | | |
| 4/21/1995 | 695-95 | ROOF | | C | 8/18/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 6/12/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/31/2012 | MEAS+INSPCTD | 25 | D ERSKINE |
| 7/20/2010 | MEAS/EXT INS | 25 | D ERSKINE |
| 2/9/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 2/28/2004 | MEAS+INSPCTD | 615 | D VELUTTI |
| 3/28/1996 | MEAS+INSPCTD | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | |
|---------------|----------------|-----------|
| Type: | 1 | - ANTIQUE |
| Sty Ht: | 2A - 2A | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 - BRK OR STN | |
| Frame: | 1 - WOOD | |
| Prime Wall: | 2 - CLAPBOARD | |
| Sec Wall: | | |
| Roof Struct: | 1 - GABLE | |
| Roof Cover: | 6 - WOODSHINGL | |
| Color: | | |
| View / Desir: | G - GOOD | |

GENERAL INFORMATION

| | | |
|---------------|----------------|-------------|
| Grade: | A+ - EXCELLENT | |
| Year Blt: | 1865 | Eff Yr Blt: |
| Alt LUC: | | Alt %: |
| Jurisdct: | | Fact: |
| Const Mod: | | |
| Lump Sum Adj: | | |

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 3 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | 1 | Rating: | GOOD |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | AVERAGE |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | |
| Name: | |

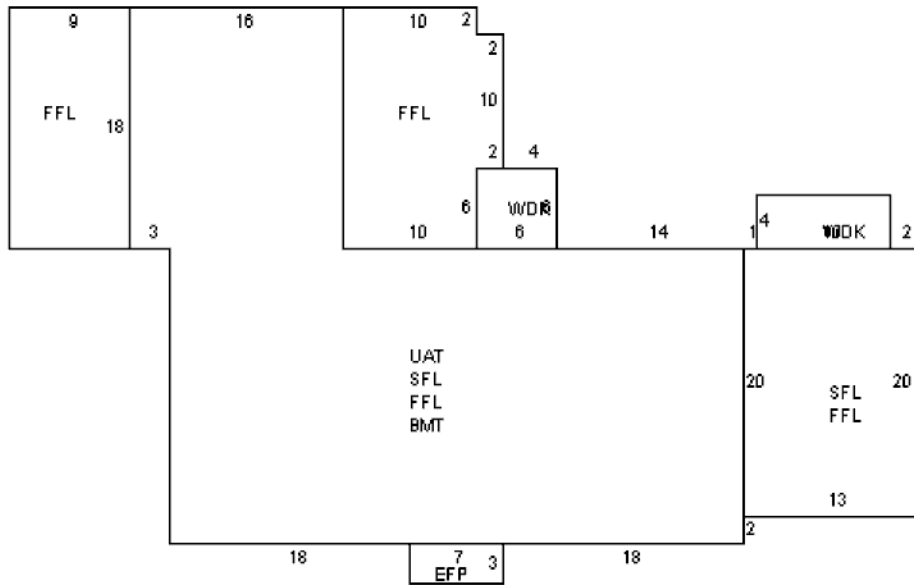
COMMENTS

HOAR-GRAY HSE.

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|----------|----|----|----|----|----|----|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 1 | | | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | | RMs: 5 | BRs: 3 | Baths: 3 | HB | 1 | | | | | | |

SKETCH



INTERIOR INFORMATION

| | |
|---------------|--------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - PLASTER |
| Sec Int Wall: | 1 - DRYWALL 50% |
| Partition: | T - TYPICAL |
| Prim Floors: | 2 - SOFTWOOD |
| Sec Floors: | 3 - HARDWOOD 50% |
| Bsmnt Flr: | |
| Bsmnt Gar: | |
| Electric: | 3 - TYPICAL |
| Insulation: | 2 - TYPICAL |
| Int vs Ext: | S |
| Heat Fuel: | 2 - GAS |
| Heat Type: | 1 - FORCED H/A |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 100 |
| Solar HW: | NO Central Vac: NO |
| % Com Wal: | 0 % Sprinkled 0 |

DEPRECIATION

| | | |
|-------------|-----------|-----|
| Phys Cond: | GD - Good | 26% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 26% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 99.00 |
| Size Adj.: | 0.92910445 |
| Const Adj.: | 1.01989794 |
| Adj \$ / SQ: | 93.812 |
| Other Features: | 84923 |
| Grade Factor: | 2.80 |
| Neighborhood Inf: | 1.0000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1256530 |
| Depreciation: | 326698 |
| Depreciated Total: | 929832 |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 5 | 3 | 1 |
| Totals | | | |
| 1 | 5 | 3 | |

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|--------------------|-------------|------------|-----------|--------------|
| FFL | 1ST FLOOR | 1,856 | 93.810 | 174,114 |
| SFL | 2ND FLOOR | 1,494 | 93.810 | 140,154 |
| BMT | BASEMENT | 1,234 | 23.450 | 28,941 |
| UAT | UNF ATTIC | 185 | 93.810 | 17,365 |
| WDK | WOOD DECK | 76 | 33.000 | 2,508 |
| EFP | ENCL PORCH | 21 | 36.000 | 756 |
| Net Sketched Area: | | 4,866 | Total: | 363,838 |
| Size Ad | 3350 | Gross Area | 5915 | FinArea 3350 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |

SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 2 | SHED/FR | | D | Y | 10X10 | | A | AV | 1965 | | 70 | 101 | | | 500 | | | 500 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|---------------------|
| | | | | |
| | | | | |
| | | | | |
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| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val 1344931.818 |
| Juris. Factor: | | Val/Su Fin: | 277.55 | |
| Special Features: | 0 | Val/Su Net: | 191.08 | |
| Final Total: | 929800 | Val/Su SzAd: | 277.55 | |

PARCEL ID 143 7 0

IMAGE

AssessPro Patriot Properties, Inc



| | | | | | | | |
|-------|---|-------------------|-----|-------------------------|--|--------|-----|
| More: | N | Total Yard Items: | 500 | Total Special Features: | | Total: | 500 |
|-------|---|-------------------|-----|-------------------------|--|--------|-----|