



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 18 | | PAGE FARM RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MULLETT WILLIAM |
| Owner 2: | DEMBSKI MARLENE |
| Owner 3: | |
| Street 1: | 18 PAGE FARM RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | MULLETT WILLIAM - |
| Owner 2: | DEMBSKI MARLENE - |
| Street 1: | 18 PAGE FARM RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01733 |

NARRATIVE DESCRIPTION

This Parcel contains 8.247 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1971, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 | |
| 132 | UNDEV | | 6.41 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 38,460 | | | | | | 38,500 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------------------------|----------------|------------|-----------|------------|-----------------|-------------------|-------------|
| 101 | 392,900 | 25,500 | 1.837 | 646,400 | 1,064,800 | | 0 |
| 132 | | | 6.410 | 38,500 | 38,500 | | GIS Ref |
| Total Card | | | | | | Entered Lot Size | GIS Ref |
| Total Parcel | | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | Land Unit Type: | 10/19/09 |
| Total Value per SQ unit /Card: | | | 467.10 | | /Parcel: 467.10 | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 392,900 | 25500 | 8.247 | 684,900 | 1,103,300 | 1,103,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 392,900 | 25500 | 8.247 | 678,500 | 1,096,900 | 1,096,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 383,000 | 25500 | 8.247 | 660,100 | 1,068,600 | 1,068,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 366,600 | 25500 | 8.247 | 613,700 | 1,005,800 | 1,005,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 362,400 | 25500 | 8.247 | 574,500 | 962,400 | 962,400 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 354,200 | 25500 | 8.247 | 558,500 | 938,200 | 938,200 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 369,000 | 25500 | 8.251 | 563,300 | 957,800 | 957,800 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 377,700 | 25500 | 8.251 | 581,100 | 984,300 | 984,300 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| OSBORNE MARJORI | 35532-401 | | 5/24/2002 | | 1200000 | No | No | | | |
| EST. FRED A OSBO | 11903-651 | | 10/19/1970 | FAMILY | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 8/14/2002 | 2563 | RENO-ADD | 490,000 | C | 6/21/2003 | | | 6/21 95% |
| 7/29/2002 | 2549 | MANUAL | 490,000 | C | 6/21/2003 | | | foundation for add |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/19/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/22/2004 | MEAS/EXT INS | 615 | D VELUTTI |
| 6/21/2003 | MEAS/EXT INS | 615 | D VELUTTI |
| 6/16/1999 | M&L COMPLETE | 602 | D TUCKER |
| 5/14/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 12/21/1995 | ENTRY DENIED | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

