



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 58 | | WESTON RD, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | FRUEBIS JOACHIM |
| Owner 2: | FRUEBIS VIDA |
| Owner 3: | |
| Street 1: | 13 NATHAN PRATT DR 1 |
| Street 2: | |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01742 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | FRUEBIS - JOACHIM |
| Owner 2: | - |
| Street 1: | 13 NATHAN PRATT DR 1 |
| Twn/City: | CONCORD |
| St/Prov: | MA Cntry |
| Postal: | 01742 |

NARRATIVE DESCRIPTION

This Parcel contains 3.207 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|------------|
| 130 | LAND | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 6.78 | 1.000 | R3 | | | | | | | | | 542,400 | | | | | | 542,400 | |
| 132 | UNDEV | | 1.37 | | ACRES | CONS RESTR | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 8,220 | | | | | | 8,200 | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|--------------|-------------------|-----------|
| 130 | | | 1.837 | 542,400 | 542,400 | | 0 |
| 132 | | | 1.370 | 8,200 | 8,200 | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | | | 3.207 | 550,600 | 550,600 | Entered Lot Size | |
| Total Parcel | | | 3.207 | 550,600 | 550,600 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | N/A | /Parcel: N/A | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 130 | FV | | 0 | 3.207 | 550,600 | 550,600 | 550,600 | Year End Roll | 9/28/2017 |
| 2017 | 130 | FV | | 0 | 3.207 | 520,200 | 520,200 | 520,200 | Year End Roll | 9/29/2016 |
| 2016 | 130 | FV | | 0 | 3.207 | 505,000 | 505,000 | 505,000 | Year End Roll | 1/14/2016 |
| 2015 | 130 | FV | | 0 | 3.207 | 468,200 | 468,200 | 468,200 | Year End | 10/2/2014 |
| 2014 | 130 | FV | | 0 | 3.207 | 420,200 | 420,200 | 420,200 | Year End Roll | 1/23/2014 |
| 2013 | 130 | FV | | 0 | 3.456 | 415,700 | 415,700 | 415,700 | Year End Roll | 10/25/2012 |
| 2012 | 130 | FV | | 0 | 3.212 | 454,100 | 454,100 | 454,100 | Year End | 1/26/2012 |
| 2011 | 130 | FV | | 0 | 3.212 | 468,900 | 468,900 | 468,900 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|---|-----|-------|-----------------|-------|
| FRUEBIS,JOACHIM | 71254-451 | | 7/2/2018 | CONVENIENC | | 1 | No | No | | |
| CANNON TR,WALTE | 70501-118 | | 1/12/2018 | | 800000 | | No | No | | |
| CANNON BRADFORD | 16726-65 | | 1/22/1986 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|----------|---------|-----|------------|----------|----------|-------------------|
| 5/2/2018 | 7056 | NEW HOME | 850,000 | O | | | | New single family |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA

