



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 9 | | UPLAND FIELD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | MCCARTHY PAUL J |
| Owner 2: | MCCARTHY WLADYSLAWA J |
| Owner 3: | |
| Street 1: | 9 UPLAND FIELD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3303 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 2.287 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1937, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 2 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: | | | | 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 1.000 | R4 | | | | | | | | | 646,400 | | | | | | 646,400 | |
| 101 | ONE FAM | | 0.45045 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 13,514 | | | | | | 13,500 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.28700 | Total SF/SM: | 99621.72 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 659,914 | Spl Credit | | Total: | 659,900 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 340,700 | 7,000 | 2.287 | 659,900 | 1,007,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 310.08 | | | | | | /Parcel: 310.08 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 340,700 | 7000 | 2.287 | 659,900 | 1,007,600 | 1,007,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 331,300 | 7000 | 2.287 | 653,500 | 991,800 | 991,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 325,000 | 7000 | 2.287 | 635,100 | 967,100 | 967,100 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 321,800 | 7000 | 2.287 | 588,700 | 917,500 | 917,500 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 299,700 | 7000 | 2.287 | 549,500 | 856,200 | 856,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 293,400 | 7000 | 1.09 | 456,600 | 757,000 | 757,000 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 299,700 | 7000 | 1.09 | 474,100 | 780,800 | 780,800 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 306,000 | 7000 | 1.09 | 490,300 | 803,300 | 803,300 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-----------------|-------|
| TIMOTHY DREISBA | 15430-412 | | 2/2/1984 | | 310000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|---------|----------|--------|-----|------------|----------|----------|---------|
| 7/23/1997 | 1238 | RENOVATI | 7,000 | C | 3/6/1999 | | | |
| 2/14/1997 | 1132-97 | ROOF | 19,200 | C | 6/5/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 3/23/2018 | MEAS+INSPCTD | 622 | K Cuoco |
| 7/21/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 3/6/1999 | MEAS+INSPCTD | 602 | D TUCKER |
| 6/5/1997 | MEAS/EXT INS | 602 | D TUCKER |
| 3/29/1996 | MEAS/EXT INS | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 74 20 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 22:52:28 |

LAST REV

| Date | Time |
|----------|----------|
| 04/06/18 | 10:23:02 |

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