



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 83 | | LINCOLN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|-----------------------|
| Owner 1: | EDMONSTON CHRISTINE R |
| Owner 2: | COBB PAULA K |
| Owner 3: | |
| Street 1: | 83 LINCOLN RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | COOLIDGE - HENRY P |
| Owner 2: | COOLIDGE - ALICE C |
| Street 1: | 83 LINCOLN RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3208 |

NARRATIVE DESCRIPTION

This Parcel contains 4.4 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1853, Having Primarily STONE Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 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 Infl | 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 | | 2.563 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 76,890 | | | | | | 76,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 1,070,400 | 22,400 | 4.400 | 723,300 | 1,816,100 |
| Total Card | | 1,070,400 | 22,400 | 4.400 | 723,300 |
| Total Parcel | | 1,070,400 | 22,400 | 4.400 | 723,300 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 397.66 | /Parcel: 397.66 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 07/26/07 |
|-----------|----------|

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 1,070,400 | 22400 | 4.4 | 723,300 | 1,816,100 | 1,816,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 967,300 | 22400 | 4.4 | 716,900 | 1,706,600 | 1,706,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 935,800 | 22400 | 4.4 | 698,500 | 1,656,700 | 1,656,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 883,900 | 22400 | 4.4 | 652,100 | 1,558,400 | 1,558,400 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 833,500 | 0 | 4.4 | 612,900 | 1,446,400 | 1,446,400 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 809,300 | 0 | 4.31 | 594,200 | 1,403,500 | 1,403,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 643,600 | 0 | 4.31 | 945,400 | 1,589,000 | 1,589,000 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 675,700 | 0 | 4.31 | 963,800 | 1,639,500 | 1,639,500 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| COOLIDGE,HENRY | 63012-469 | | 12/3/2013 | | 1900000 | No | No | | | |
| | 8153-245 | | 10/19/1953 | | 31000 | No | No | | | |

TAX DISTRICT

PAT ACCT.

PRINT

| Date | Time |
|----------|----------|
| 10/02/18 | 23:54:31 |

LAST REV

| Date | Time |
|----------|----------|
| 01/03/17 | 14:08:52 |

| | |
|----------|------|
| blakeley | 2129 |
|----------|------|

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 84 8 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: | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 9/7/2016 | 6549 | MANUAL | 25,000 | O | | | | Sheet metal work f |
| 4/5/2016 | 6381 | DEMOLITI | 100 | C | | | | Demolish shed |
| 3/31/2016 | 6378 | RENO-ADD | 800,000 | O | | | | Add a garage, exer |
| 8/27/2014 | 5874 | MANUAL | 1,500 | C | | | | |
| 5/29/2014 | 5763 | RENOVATI | 120,000 | C | 12/16/2014 | | | Remodel laundry ro |
| 1/29/2013 | 5313 | ROOF | 7,000 | C | | | | strip & re-roof up |
| 11/7/2012 | 5226 | WINDOWS | 15,300 | C | | | | replace 12 win in |
| 3/5/1996 | 910-96 | HANDIBAT | 18,000 | C | 6/14/1996 | | | |
| 3/4/1996 | 904-96 | ROOF | 60,000 | C | 6/14/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/13/2015 | PERMIT VISIT | 619 | DH |
| 7/26/2007 | MEAS+INSPCTD | 617 | D HASCHIG |
| 5/9/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 4/2/1996 | MEAS/EXT INS | 606 | J SMITH |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | |
|---------------|----|--------------|
| Type: | 1 | - ANTIQUE |
| Sty Ht: | 2H | - 2H |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 | - BRK OR STN |
| Frame: | 1 | - WOOD |
| Prime Wall: | 9 | - STONE |
| Sec Wall: | | % |
| Roof Struct: | 1 | - GABLE |
| Roof Cover: | 1 | - ASPHALT |
| Color: | | |
| View / Desir: | | |

GENERAL INFORMATION

| | | | |
|---------------|------|-------------|--|
| Grade: | A | - VERY GOOD | |
| Year Blt: | 1853 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|---------------|-----|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal: | 2 | - PLASTER | |
| Sec Int Wall: | | % | |
| Partition: | A | - ABV AVG | |
| Prim Floors: | 2 | - SOFTWOOD | |
| Sec Floors: | | % | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - TYPICAL | |
| Insulation: | 2 | - TYPICAL | |
| Int vs Ext: | P | | |
| Heat Fuel: | 2 | - GAS | |
| Heat Type: | 5 | - STEAM | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 33 | 2 ST BARN | D | Y | 1 | 816 | G | AV | 1853 | 68.75 | T | 60 | 101 | | | 22,400 | | | 22,400 |

| | | | |
|---------|--------------------------|-------------------------|---------------|
| More: N | Total Yard Items: 22,400 | Total Special Features: | Total: 22,400 |
|---------|--------------------------|-------------------------|---------------|

BATH FEATURES

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

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 7 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

DEPRECIATION

| | | | |
|-------------|----|-------------|-------|
| Phys Cond: | VG | - Very Good | 17.0% |
| Functional: | | | |
| Economic: | | | |
| Special: | | | |
| Override: | | | |
| Total: | | | 17.0% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 99.00 |
| Size Adj.: | 0.88137728 |
| Const Adj.: | 1.05968404 |
| Adj \$ / SQ: | 92.464 |
| Other Features: | 88500 |
| Grade Factor: | 2.25 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1289684 |
| Depreciation: | 219246 |
| Depreciated Total: | 1070438 |

COMMENTS

AUSTIN-HODGE 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: | 14 | BRs: | 6 | Baths: | 3 | HB | 1 | | | | |

REMODELING

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

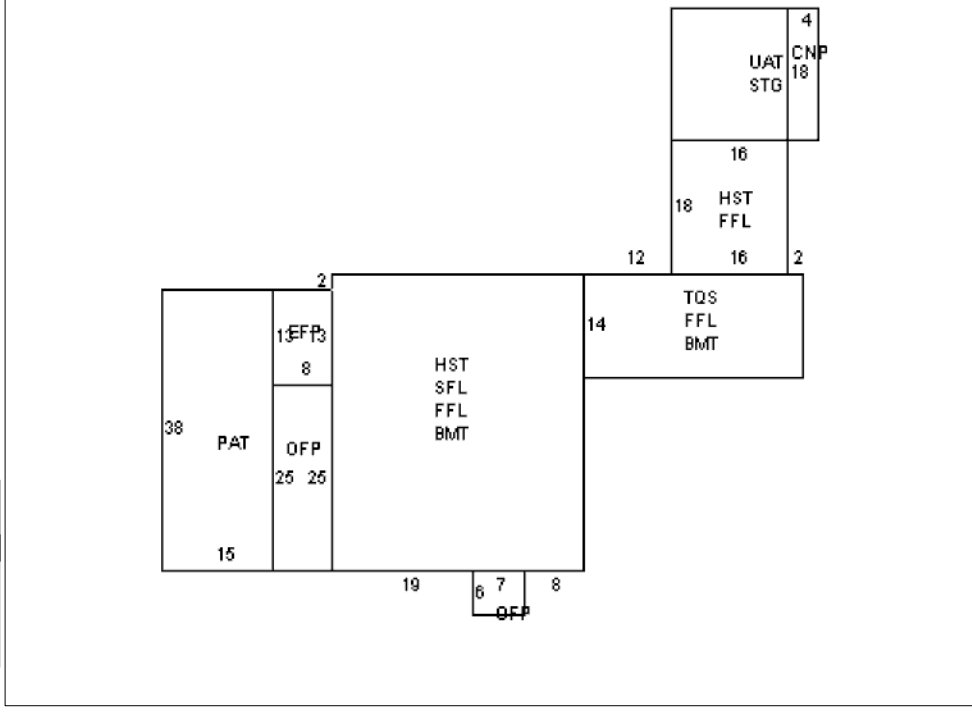
RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 14 | 6 | 1 |
| Totals | 1 | 14 | 6 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price | |
|-------------------|-----------|--------------|------|------------|-------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val | 1486500.000 |
| Juris. Factor: | | Val/Su Fin: | | 234.38 | |
| Special Features: | 0 | Val/Su Net: | | 139.63 | |
| Final Total: | 1070400 | Val/Su SzAd: | | 234.38 | |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 2,068 | 92.460 | 191,216 | |
| BMT | BASEMENT | 1,780 | 23.120 | 41,147 | |
| SFL | 2ND FLOOR | 1,360 | 92.460 | 125,751 | |
| HST | HALF STORY | 824 | 92.460 | 76,190 | |
| PAT | PATIO | 570 | 7.000 | 3,990 | |
| TQS | 3/4 STORY | 315 | 92.460 | 29,126 | |
| STG | STORAGE | 288 | 15.000 | 4,320 | |
| OFF | OPEN PORCH | 242 | 15.000 | 3,630 | |
| Net Sketched Area: | 7,666 | Total: | | 484,692 | |
| Size Ad | 4567 | Gross Area | 8840 | FinArea | 4567 |

SUB AREA DETAIL

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

AssessPro Patriot Properties, Inc

