



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 3  |        | PEIRCE HILL RD, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | URION DAVID K       |
| Owner 2:  | CHOATE DEBORAH      |
| Owner 3:  |                     |
| Street 1: | 3 PEIRCE HILL RD    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-3201 Type:    |

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1875, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 8 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 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     |          | 0.053       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R4    |            |           |        |   |        |   |        |   | 1,590           |           |   |           |        |      | 1,600     |         |
| 101      | ONE FAM     |          | 0.41        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R4    |            |           |        |   |        |   |        |   | 2,460           |           |   |           |        |      | 2,500     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 478,600        | 18,200     | 2.300     | 650,500    | 1,147,300   |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 375.99 |                |            |           |            |             | /Parcel: 375.99   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 478,600    | 18200     | 2.3       | 650,500    | 1,147,300   | 1,147,300     | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 469,200    | 18200     | 2.3       | 644,100    | 1,131,500   | 1,131,500     | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 456,200    | 18200     | 2.3       | 625,700    | 1,100,100   | 1,100,100     | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 429,400    | 18200     | 2.3       | 579,300    | 1,026,900   | 1,026,900     | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 410,400    | 18200     | 2.3       | 540,100    | 968,700     | 968,700       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 398,900    | 18200     | 2.3       | 524,100    | 941,200     | 941,200       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 320,200    | 18200     | 2.57      | 685,700    | 1,024,100   | 1,024,100     | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 335,500    | 18200     | 2.57      | 732,100    | 1,085,800   | 1,085,800     | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| NELSON, JEAN R. | 20099-156 |      | 9/27/1989 |           | 695000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 9/12/2011 | 4853   | ROOF     |        | C   |            |          |          | strip & re-roof dw |
| 2/9/2009  | 4123   | ROOF     |        | C   |            |          |          | STRIP & RE-ROOF    |
| 2/9/2000  | 1877   | RENOVATI | 23,000 | C   | 6/12/2000  |          |          | kitchen 6/12/00    |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 4/27/2017 | MEAS/EXT INS | 4   | JG         |
| 7/21/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 6/12/2000 | MEAS+INSPCTD | 611 | P MULHERN  |
| 9/28/1995 | MEAS+INSPCTD | 606 | J SMITH    |
| 11/6/1991 | INSPECTED    | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |           |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.29955 | Total SF/SM: | 100168.40 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 650,450 | Spl Credit |  | Total: | 650,500 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

