



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 49 | | TOWER RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | 49 TOWER LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 84 WELLS ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | DOHERTY WILLIAM R TR - |
| Owner 2: | DOHERTY PHYLLIS M TR - |
| Street 1: | 168 LINCOLN RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773- |

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 101 | ONE FAM | | 68389 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 1.119 | R4 | | | | | | | | | 618,255 | | | | | | 618,300 | |
| 101 | ONE FAM | | 0.28 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 1,680 | | | | | | 1,700 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 141,200 | 9,000 | 1.850 | 620,000 | 770,200 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 141,200 | 9,000 | 1.850 | 620,000 | 770,200 | Entered Lot Size | |
| Total Parcel | 141,200 | 9,000 | 1.850 | 620,000 | 770,200 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 410.05 | /Parcel: | 410.05 | Insp Date |
| | | | | | | Land Unit Type: | 10/05/11 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 141,200 | 9000 | 1.85 | 620,000 | 770,200 | 770,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 134,700 | 9000 | 1.85 | 613,800 | 757,500 | 757,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 132,100 | 9000 | 1.85 | 596,200 | 737,300 | 737,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 126,900 | 9000 | 1.85 | 551,900 | 687,800 | 687,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 125,600 | 9000 | 1.85 | 514,400 | 649,000 | 649,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 123,000 | 9000 | 1.85 | 499,100 | 631,100 | 631,100 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 117,900 | 9000 | 1.85 | 518,200 | 645,100 | 645,100 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 121,600 | 9000 | 1.85 | 535,800 | 666,400 | 666,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|---|-----|-------|-----------------|-------|
| DOHERTY WILLIAM | 56693-40 | | 4/4/2011 | FAMILY | | 1 | No | No | | |
| DOHERTY WILLIAM | 41463-114 | | 11/19/2003 | CONVENIENC | | 1 | No | No | | |
| DOHERTY, WILLIA | 26952-262 | | 12/31/1996 | CONVENIENC | | 1 | No | No | | |
| DOHERTY, ELIZAB | 13358-48 | | 12/20/1977 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|-------|--------|-----|------------|----------|----------|---------|
| 6/22/1995 | 755-95 | ROOF | 900 | C | 6/21/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 10/5/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/1/2006 | MEAS+INSPCTD | 615 | D VELUTTI |
| 3/19/1996 | MEAS/EXT INS | 606 | J SMITH |
| 12/1/1986 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

EXTERIOR INFORMATION

| | | |
|---------------|----|--------------|
| Type: | 22 | - CONVENT'NL |
| Sty Ht: | 1T | - 1T |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 | - BRK OR STN |
| Frame: | 1 | - WOOD |
| Prime Wall: | 4 | - VINYL |
| Sec Wall: | | % |
| Roof Struct: | 1 | - GABLE |
| Roof Cover: | 1 | - ASPHALT |
| Color: | | |
| View / Desir: | | |

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

| | | | |
|---------------|------|-------------|--|
| Grade: | C- | - AVG. (-) | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdic: | | Fact.: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | |
|---------------|-----|------------|
| Avg Ht/FL: | STD | |
| Prim Int Wal: | 2 | - PLASTER |
| Sec Int Wall: | | % |
| Partition: | T | - TYPICAL |
| Prim Floors: | 3 | - HARDWOOD |
| Sec Floors: | | % |
| Bsmnt Flr: | | |
| Bsmnt Gar: | | |

DEPRECIATION

| | | |
|-------------|--------------|-----|
| Phys Cond: | AV - Average | 34% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 34% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 89.00 |
| Size Adj.: | 1.06943774 |
| Const Adj.: | 0.98970497 |
| Adj \$ / SQ: | 94.200 |
| Other Features: | 33250 |
| Grade Factor: | 0.88 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 213985 |
| Depreciation: | 72755 |
| Depreciated Total: | 141230 |

COMMENTS**RESIDENTIAL GRID**

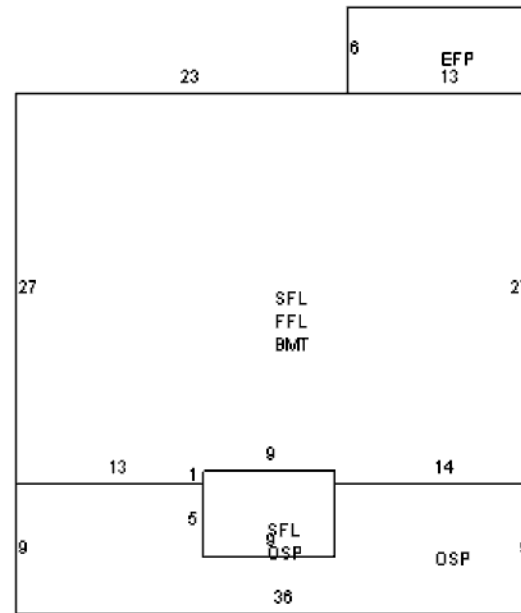
| | | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|---|------|----|------|----|--------|---|----|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 1 | | | | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | | | | | | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 |

REMODELING

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

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 7 | 4 | 2 |
| Totals | | | |
| 1 | 7 | 4 | |

SKETCH**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT | BASEMENT | 963 | 23.550 | 22,679 | |
| FFL | 1ST FLOOR | 963 | 94.200 | 90,715 | |
| SFL | 2ND FLOOR | 915 | 94.200 | 86,221 | |
| OSP | SCRN PORCH | 333 | 22.500 | 7,493 | |
| EFP | ENCL PORCH | 78 | 36.000 | 2,808 | |
| Net Sketched Area: | | 3,252 | Total: | 209,915 | |
| Size Ad | 1878.2999 | Gross Area | 3354 | FinArea | 1878 |

SUB AREA DETAIL

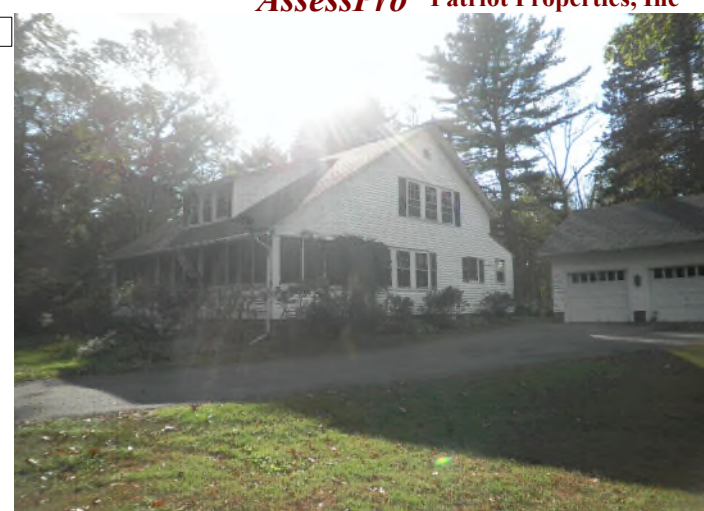
| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| SFL | 90 | | | | |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-------|-----|-----|------|-------|------------|------|-------|--------------|
| 3 | GARAGE | | D | Y | 1 | 624 | A | AV | 1920 | 36.00 | T | 60 | 101 | | 9,000 | | | 9,000 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price | |
|-------------------|-----------|-------------|------|------------|-------------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val | 264500.0000 |
| Juris. Factor: | | Val/Su Fin: | | 75.19 | |
| Special Features: | 0 | Val/Su Net: | | 43.42 | |
| Final Total: | 141200 | Val/Su SzAd | | 75.17 | |

IMAGE**AssessPro Patriot Properties, Inc**

| | | | | | | |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 9,000 | Total Special Features: | | Total: | 9,000 |
|---------|-------------------|-------|-------------------------|--|--------|-------|