

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 40 | | HUCKLEBERRY HL, LINCOLN |

OWNERSHIP

| | | | |
|-----------|-------------------|-------|------------|
| Owner 1: | CONWAY SUSAN E | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 40 HUCKLEBERRY HL | | |
| Street 2: | | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 01773-3509 | | Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 13 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 | | 56627.6 | | SQUARE FE | PRIME SITE | | 0 | 8.08 | 1.289 | R4 | | | | | | | | | 589,745 | | | | | | 589,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|-----------|
| 101 | 1,150,200 | 700 | 1.300 | 589,700 | 1,740,600 | |
| Total Card | | 1,150,200 | 700 | 1.300 | 589,700 | 1,740,600 |
| Total Parcel | | 1,150,200 | 700 | 1.300 | 589,700 | 1,740,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 248.12 | /Parcel: 248.12 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 1,150,200 | 700 | 1.3 | 589,700 | 1,740,600 | 1,740,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,026,900 | 700 | 1.3 | 583,900 | 1,611,500 | 1,611,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,001,900 | 700 | 1.3 | 567,100 | 1,569,700 | 1,569,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 962,300 | 700 | 1.3 | 524,800 | 1,487,800 | 1,487,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 952,400 | 700 | 1.3 | 489,000 | 1,442,100 | 1,442,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 932,600 | 700 | 1.34 | 477,800 | 1,411,100 | 1,411,100 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 932,600 | 700 | 1.34 | 496,200 | 1,429,500 | 1,429,500 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 952,400 | 700 | 1.34 | 513,100 | 1,466,200 | 1,466,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|------------|
| BOYER, MARKLEY | 24964-83 | | 11/1/1994 | | 687000 | No | No | | | ALSO 88-15 |
| JULIE M. BOYER | 22092-551 | | 6/3/1992 | FAMILY | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 3/19/2018 | 7006 | ROOF | 29,900 | C | | | | Strip & re-roof dw |
| 6/9/2016 | 6464 | WINDOWS | 17,614 | C | | | | Replace 9 windows |
| 4/23/2007 | 3664 | RENO-ADD | 300,000 | C | 6/15/2007 | | | remo kit, repl win |
| 11/1/2001 | 2387 | RENOVATI | 41,000 | C | 6/29/2002 | | | master bath |
| 11/22/1995 | 860-95 | ROOF | | C | 6/17/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|----------|
| 5/8/2017 | MEAS/EXT INS | 4 | JG |
| 5/29/2008 | MEAS+INSPCTD | 100 | B MORGAN |
| 6/15/2007 | MEAS/EXT INS | 100 | B MORGAN |
| 6/29/2002 | MEAS+INSPCTD | 613 | M COLE |
| 10/7/1998 | MEAS+INSPCTD | 602 | D TUCKER |
| 1/30/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 7/25/1995 | INSPECTED | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 88 14 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: | |

