



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------|
| 147 | | OLD COUNTY RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ASADA HARUHIKO |
| Owner 2: | ASADA KUMIKO |
| Owner 3: | |
| Street 1: | 147 OLD COUNTY RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3506 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.263 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 | | | | U | | |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Traffic | | |

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 | | 0.42646 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 12,794 | | | | | | 12,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|-------------------|-----------|
| 101 | 784,600 | | 2.263 | 659,200 | 1,443,800 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 784,600 | | 2.263 | 659,200 | 1,443,800 | Entered Lot Size | |
| Total Parcel | 784,600 | | 2.263 | 659,200 | 1,443,800 | Total Land: | |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 339.72 | | /Parcel: 339.72 | | | Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 784,600 | 0 | 2.263 | 659,200 | 1,443,800 | 1,443,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 730,600 | 0 | 2.263 | 652,800 | 1,383,400 | 1,383,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 708,500 | 0 | 2.263 | 634,400 | 1,342,900 | 1,342,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 701,700 | 0 | 2.263 | 588,000 | 1,289,700 | 1,289,700 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 654,100 | 0 | 2.263 | 548,800 | 1,202,900 | 1,202,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 640,500 | 0 | 2.263 | 532,800 | 1,173,300 | 1,173,300 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 769,500 | 0 | 2.263 | 452,800 | 1,222,300 | 1,222,300 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 785,500 | 0 | 2.263 | 460,000 | 1,245,500 | 1,245,500 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|-----|-----|-------|-----------------|-------|
| BUCHOLTZ MELVYN | 28525-524 | | 4/29/1998 | CHANGE IN US | 415000 | Yes | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 9/8/2009 | 4259 | SHED | 100 | C | | | | build a fort for k |
| 4/21/2000 | 1938 | MANUAL | | C | 6/15/2001 | | | open porch |
| 7/23/1998 | 1469 | MANUAL | 40,000 | C | 6/12/1999 | | | FOUNDATION ONLY |
| 4/2/1998 | 1373 | NEW HOME | 320,000 | C | 6/24/1998 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/8/2017 | MEAS/EXT INS | 4 | JG |
| 7/15/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/15/2001 | MEAS/EXT INS | 613 | M COLE |
| 6/12/1999 | MEAS+INSPCTD | 602 | D TUCKER |
| 6/24/1998 | MEAS/EXT INS | 600 | PA |

Sign: VERIFICATION OF VISIT NOT DATA

