



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		WINTER ST, LINCOLN

OWNERSHIP

Owner 1:	HOSPICE OF THE NORTH SHORE INC
Owner 2:	
Owner 3:	
Street 1:	75 SYLVAN ST SUITE B-102
Street 2:	
Twn/City:	DANVERS
St/Prov:	MA Cntry Own Occ: Y
Postal:	01923 Type:

PREVIOUS OWNER

Owner 1:	LSREF2 CLOVER PROPERTY 15, LLC -
Owner 2:	C/O ALTUS GROUP US INC -
Street 1:	930 WEST FIRST ST, SUITE 303
Twn/City:	FORT WORTH
St/Prov:	TX Cntry
Postal:	76102

NARRATIVE DESCRIPTION

This Parcel contains 8.91 ACRES of land mainly classified as CHARITY with a(n) NURSING HM Building Built about 2017, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 18 Baths, 7 HalfBaths, 0 3/4 Baths, 42 Rooms, and 18 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:				Topo		
D				Street	1	PAVED
s				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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
905	CHARITY		7.073		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									212,190						212,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	1,072,900		8.910	858,600	1,931,500
Total Card		1,072,900	8.910	858,600	1,931,500
Total Parcel		1,072,900	8.910	858,600	1,931,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 68.51		/Parcel: 68.51	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/21/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	905	FV	1,072,900	0	7.096	284,900	1,357,800	1,357,800	Year End Roll	9/28/2017
2017	905	FV	323,800	0	1.925	642,600	966,400	966,400	Year End Roll	9/29/2016
2016	905	FV	320,600	0	1.925	624,200	944,800	944,800	Year End Roll	1/14/2016
2015	905	FV	314,000	0	1.925	577,800	891,800	891,800	Year End	10/2/2014
2014	101	FV	301,000	0	1.925	538,600	839,600	839,600	Year End Roll	1/23/2014
2013	101	FV	294,500	0	1.925	522,600	817,100	817,100	Year End Roll	10/25/2012
2012	101	FV	294,500	0	1.925	542,600	837,100	837,100	Year End	1/26/2012
2011	101	FV	304,300	0	1.925	561,000	865,300	865,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LSREF2 CLOVER P	62138-4		6/28/2013	MULTI-PARCEL	1450000	No	No			
Mayo Waltham Ho	58642-175		3/8/2012	MULTI-PARCEL	10	No	No			Parcels included in deed are 9-3-0/
FABAE SUAVES LL	47128-532		3/17/2008	MULTI-PARCEL	2500000	No	No			
KENNEDY VIRGINI	40235-199		7/31/2003	PARTIAL INTR	930000	No	No			lot partially in waltham
KENNEDY JOHN T,	34777-411		2/7/2002	CONVENIENC	99	No	No			
KENNEDY LAND CO	15833-310		10/17/1984	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/28/2017	6707	SHEET MT	292,800	C	6/20/2017			Sheet metal work f
8/4/2016	6522	RENO-ADD	12,184,659	O				Construct 18 bed h
6/22/2016	6481	DEMOLITI	20,000	C	5/30/2017			Demolish existing

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
9/21/2009	MEAS+INSPCTD	25	D ERSKINE
11/19/1998	MEAS+INSPCTD	602	D TUCKER
1/25/1996	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

