



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | BROWNING LN, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | FRENCH TR JOHN B |
| Owner 2: | FRENCH TR DEBORAH C |
| Owner 3: | JOHN B FRENCH 2012 REV TRUST |
| Street 1: | PO BOX 6303 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | French - John B |
| Owner 2: | French - Deborah C |
| Street 1: | PO Box 6303 |
| Twn/City: | Lincoln |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 4.401 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 9.96 | 1.000 | R5 | | | | | | | | | 796,800 | | | | | | 796,800 | |
| 101 | ONE FAM | | 0.9345 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 28,035 | | | | | | 28,000 | |
| 101 | ONE FAM | | 1.63 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 9,780 | | | | | | 9,800 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 347,400 | 3,600 | 4.401 | 834,600 | 1,185,600 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 347,400 | 3,600 | 4.401 | 834,600 | 1,185,600 | Entered Lot Size | |
| Total Parcel | 347,400 | 3,600 | 4.401 | 834,600 | 1,185,600 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 435.12 | /Parcel: | 435.12 | Insp Date |
| | | | | | | Land Unit Type: | 05/29/08 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 347,400 | 3600 | 4.401 | 834,600 | 1,185,600 | 1,185,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 340,800 | 3100 | 4.401 | 834,600 | 1,178,500 | 1,178,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 340,800 | 3100 | 4.401 | 782,600 | 1,126,500 | 1,126,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 328,300 | 3100 | 4.401 | 727,400 | 1,058,800 | 1,058,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 325,100 | 3100 | 4.401 | 717,800 | 1,046,000 | 1,046,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 318,800 | 3100 | 4.531 | 698,600 | 1,020,500 | 1,020,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 318,800 | 3100 | 4.531 | 718,600 | 1,040,500 | 1,040,500 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 325,100 | 3100 | 4.531 | 765,000 | 1,093,200 | 1,093,200 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| French,John B | 60845-280 | | 12/28/2012 | FAMILY | | 1 | No | No | | |
| AMES JAMES B, | 49617-524 | | 6/15/2007 | | 1325000 | No | No | | | |
| BUTTS LOUISE | 15719-8 | | 8/3/1984 | | 340000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 7/22/2008 | 4006 | TEMPORAR | | C | | | | tent |
| 7/12/2007 | 3724 | SHED | | C | 5/29/2008 | | | install shed |
| 6/18/2007 | 3709 | RENOVATI | 80,000 | C | 5/29/2008 | | | reno master bth&ki |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 5/16/2017 | INFO AT DOOR | 4 | JG |
| 5/29/2008 | MEAS+INSPCTD | 100 | B MORGAN |
| 6/16/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 11/14/2000 | M&L COMPLETE | 609 | T MULHERN |
| 5/17/1996 | MEAS+INSPCTD | 606 | J SMITH |
| 1/24/1996 | MEAS/EXT INS | 607 | D KEARLY |
| 1/1/1985 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

