



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | WOODCOCK LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ZUO HAIREN |
| Owner 2: | AN PING |
| Owner 3: | |
| Street 1: | 11 WOODCOCK LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | Maier - Barney |
| Owner 2: | Sotsky - Rachel |
| Street 1: | 55 Westminster Ave |
| Twn/City: | Arlington |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

NARRATIVE DESCRIPTION

This Parcel contains 9.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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 Infl | 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 | | 0.543 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 16,290 | | | | | | 16,300 | |
| 101 | ONE FAM | | 6.82 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 40,920 | | | | | | 40,900 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 335,500 | | 9.200 | 854,000 | 1,189,500 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 384.75 | /Parcel: | 384.75 | Insp Date |
| | | | | | | Land Unit Type: | 05/19/14 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 101 | FV | 335,500 | 0 | 9.2 | 854,000 | 1,189,500 | 1,189,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 329,600 | 0 | 9.2 | 854,000 | 1,183,600 | 1,183,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 326,700 | 0 | 9.2 | 802,000 | 1,128,700 | 1,128,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 318,000 | 0 | 9.2 | 746,800 | 1,064,800 | 1,064,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 237,900 | 1000 | 9.2 | 737,200 | 976,100 | 976,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 233,200 | 1000 | 9.2 | 717,200 | 951,400 | 951,400 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 242,700 | 1000 | 9.6 | 739,600 | 983,300 | 983,300 | Year End | 1/26/2012 |
| 2011 | 101 | FV | 247,600 | 1000 | 9.6 | 786,000 | 1,034,600 | 1,034,600 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| Maier,Barney | 61150-445 | | 2/6/2013 | DIVORCE/ESTA | 850000 | No | No | | | |
| MAIER EMANUEL, | 56005-582 | | 12/8/2010 | DIVORCE/ESTA | 100 | No | No | | | |
| POLATIN JACOB N | 27430-357 | | 6/27/1997 | CONVENIENC | 99 | No | No | | | |
| MAIER EMANUEL | 27430-355 | | 6/27/1997 | CONVENIENC | 99 | No | No | | R | |
| | 9596-35 | | 5/19/1960 | | 47000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 4/24/2014 | 5725 | ROOF | 12,850 | C | | | | Strip and re-roof |
| 4/12/2013 | 5373 | RENOVATI | 50,000 | C | 5/19/2014 | | | perform general re |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/19/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/27/2010 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 7/1/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/17/2001 | M&L COMPLETE | 610 | M FLYNN |
| 3/3/1998 | MEAS+INSPCTD | 600 | PA |
| 11/20/1995 | MEAS+INSPCTD | 607 | D KEARLY |
| 4/26/1995 | INSPECTED | 600 | PA |
| 7/1/1987 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 9.19955 Total SF/SM: 400732.38 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 854,010 Spl Credit Total: 854,000

EXTERIOR INFORMATION

| | |
|---------------|------------------|
| Type: | 9 - CONTEMPORARY |
| Sty Ht: | 2 - 2 |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - CONC BLOCK |
| Frame: | 1 - WOOD |
| Prime Wall: | 2 - CLAPBOARD |
| Sec Wall: | |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | B- - GOOD (-) | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdic: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|---------------|----------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal: | 1 - DRYWALL | | |
| Sec Int Wall: | | | |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - OIL | | |
| Heat Type: | 1 - FORCED H/A | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

| | | |
|-------------|--------------|-------|
| Phys Cond: | AV - Average | 30.0% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 30.4% |

DEPRECIATION

| | |
|--------------------|------------|
| Basic \$ / SQ: | 91.00 |
| Size Adj.: | 0.99570024 |
| Const Adj.: | 1.00979996 |
| Adj \$ / SQ: | 91.497 |
| Other Features: | 46500 |
| Grade Factor: | 1.25 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 482013 |
| Depreciation: | 146532 |
| Depreciated Total: | 335481 |

CALC SUMMARY

| | | | | |
|-------------------|-----------|--------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 1007652.083 |
| Juris. Factor: | | Val/Su Fin: | 108.51 | |
| Special Features: | 0 | Val/Su Net: | 79.31 | |
| Final Total: | 335500 | Val/Su SzAd: | 137.39 | |

COMMENTS

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|--------|----|-----|----|----|----|---|---|
| 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 | RM: | 9 | BR: | 4 | Baths: | 2 | HB: | 1 | | | | |

RESIDENTIAL GRID

| | |
|------------|-----------------------------------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | No Unit: 1, RMS: 9, BRS: 4, FL: 1 |

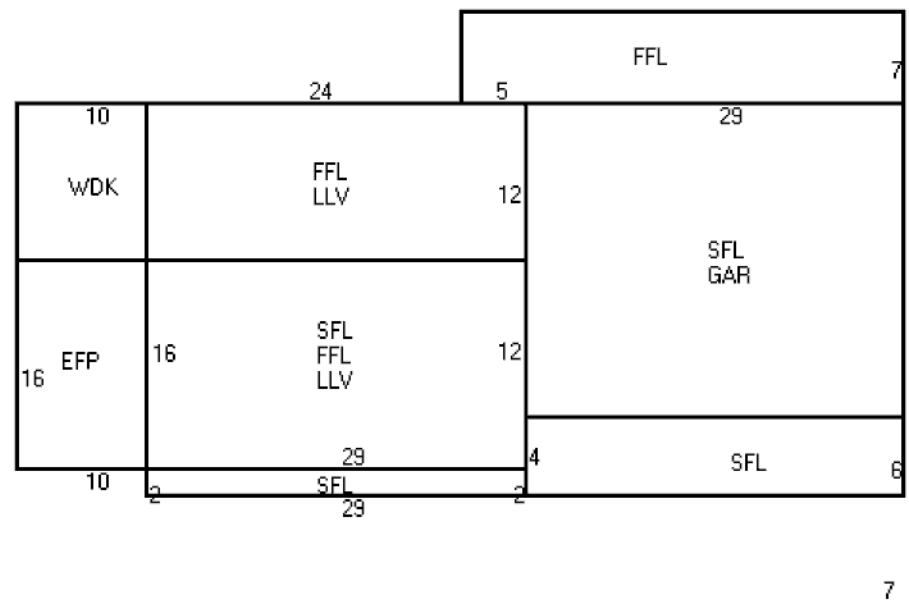
REMODELING

| | | | | |
|---------------|---------|-----|-----|----|
| RES BREAKDOWN | No Unit | RMS | BRS | FL |
| | 1 | 9 | 4 | 1 |
| Totals | 1 | 9 | 4 | 1 |

COMPARABLE SALES

| | | | |
|-------------------|--------|--------------|--------|
| Juris. Factor: | | Val/Su Fin: | 108.51 |
| Special Features: | 0 | Val/Su Net: | 79.31 |
| Final Total: | 335500 | Val/Su SzAd: | 137.39 |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| SFL | 2ND FLOOR | 1,392 | 91.500 | 127,363 | |
| FFL | 1ST FLOOR | 1,050 | 91.500 | 96,072 | |
| LLV | LOWR LEVEL | 812 | 100.650 | 81,725 | |
| GAR | GARAGE | 696 | 36.000 | 25,056 | |
| EFP | ENCL PORCH | 160 | 36.000 | 5,760 | |
| WDK | WOOD DECK | 120 | 26.130 | 3,135 | |
| Net Sketched Area: | | 4,230 | Total: | 339,111 | |
| Size Ad | 2442 | Gross Area | 4230 | FinArea | 3092 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| LLV | 100 | FLA | 80 | A | 0 |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| | | | | | | | | | | | | | | | | | | |

| | | | | | | | |
|-------|---|-------------------|--|-------------------------|--|--------|--|
| More: | N | Total Yard Items: | | Total Special Features: | | Total: | |
|-------|---|-------------------|--|-------------------------|--|--------|--|

IMAGE

AssessPro Patriot Properties, Inc

