



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 23 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | WELSH JEAN H |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 23 BIRCHWOOD LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | LEVY RAYMOND A - |
| Owner 2: | LEVY NONNY CANGELOSI - |
| Street 1: | 23 BIRCHWOOD LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4907 |

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------|---|---------|------|--------|
| Z | | | | 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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | CONDO | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.000 | LR | 1.00 | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 102 | 637,700 | | 0.000 | | 637,700 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 251.52 | | | | | | /Parcel: 251.52 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018 | 102 | FV | 637,700 | 0 | . | | 637,700 | 637,700 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 632,000 | 0 | . | | 632,000 | 632,000 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 632,000 | 0 | . | | 632,000 | 632,000 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 603,300 | 0 | . | | 603,300 | 603,300 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 557,300 | 0 | . | | 557,300 | 557,300 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 500,500 | 0 | . | | 500,500 | 500,500 | Year End Roll | 10/25/2012 |
| 2012 | 102 | FV | 481,200 | 8900 | . | | 490,100 | 490,100 | Year End | 1/26/2012 |
| 2011 | 102 | FV | 515,500 | 8900 | . | | 524,400 | 524,400 | Year End | 2/10/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| LEVY RAYMOND A, | 55847-532 | | 11/17/2010 | | 512000 | No | No | | | |
| MCGOVERN ANNA H | 37965-66 | | 2/11/2003 | | 560000 | No | No | | | |
| MCGOVERN JOHN/A | 23058-326 | | 4/8/1993 | FAMILY | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|-------|--------|-----|------------|----------|----------|--------------------|
| 8/16/2011 | 4822 | WDK | 10,000 | C | 12/22/2011 | | | replace existing o |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/13/2004 | M&L COMPLETE | 615 | D VELUTTI |
| 4/22/2003 | MEAS/EXT INS | 600 | PA |
| 5/30/1997 | MEAS+INSPCTD | 600 | PA |
| 5/2/1996 | MEAS/EXT INS | 606 | J SMITH |
| 5/1/1987 | INSPECTED | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

