**PROPERTY LOCATION**

<table>
<thead>
<tr>
<th>No.</th>
<th>All No.</th>
<th>Direction/Street/City</th>
</tr>
</thead>
<tbody>
<tr>
<td>138</td>
<td>WESTON RD, LINCOLN</td>
<td></td>
</tr>
</tbody>
</table>

**OWNERSHIP**

<table>
<thead>
<tr>
<th>Owner</th>
<th>Date</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>REECE STEVEN Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REECE MEGAN</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Street Address**

- **138 WESTON RD**

**Legal Description**

**User Acct**: 0
**GIS Ref**: 1
**Encumbrance**:
**Inspection Date**: 05/16/17

**SALES INFORMATION**

**TAX DISTRICT**

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Legal Ref</th>
<th>Type</th>
<th>Date</th>
<th>Sale Code</th>
<th>Sale Price</th>
<th>V</th>
<th>Tst</th>
<th>Verf</th>
<th>Assoc PCL Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHTOKMAN,DMITRI</td>
<td>68928-299</td>
<td></td>
<td>2/23/2017</td>
<td></td>
<td>705000</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HSBC BANK USA T</td>
<td>63277-255</td>
<td></td>
<td>2/14/2014</td>
<td>POST FRLCSR</td>
<td>655000</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>FORECLOSURE DEED</td>
<td></td>
</tr>
<tr>
<td>LAFERRIERE,TIMO</td>
<td>61960-119</td>
<td></td>
<td>6/8/2013</td>
<td>FORECLOSURE</td>
<td>535000</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOND ROGER B</td>
<td>48847-123</td>
<td></td>
<td>1/17/2007</td>
<td></td>
<td>600000</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NATHAN NIGEL</td>
<td>11756-627</td>
<td></td>
<td>10/19/1969</td>
<td></td>
<td>65000</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td></td>
<td></td>
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</tbody>
</table>

**BUILDING PERMITS**

<table>
<thead>
<tr>
<th>Date</th>
<th>Number</th>
<th>Descr</th>
<th>Amount</th>
<th>C/O</th>
<th>Last Visit</th>
<th>Fed Code</th>
<th>F. Descr</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/27/2017</td>
<td>6674</td>
<td>RENOVATION</td>
<td>80,000</td>
<td>C</td>
<td>4/13/2018</td>
<td></td>
<td></td>
<td>Remodel bathroom &amp; repair deck</td>
</tr>
<tr>
<td>6/20/2007</td>
<td>3714</td>
<td>WDK</td>
<td>6,000</td>
<td>C</td>
<td>6/26/2008</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/26/2007</td>
<td>3611</td>
<td>RENOVATION</td>
<td>7,000</td>
<td>C</td>
<td>6/26/2008</td>
<td></td>
<td></td>
<td>reno playroom to m</td>
</tr>
</tbody>
</table>

**ACTIVITY INFORMATION**

<table>
<thead>
<tr>
<th>Date</th>
<th>Result</th>
<th>By Name</th>
<th>Item No.</th>
<th>Code</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/14/2018</td>
<td>PERMIT VISIT</td>
<td>622</td>
<td>K Cuoco</td>
<td>PERMIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5/16/2017</td>
<td>MEAS/EXT INS</td>
<td>4</td>
<td>JG</td>
<td>INSPECTION</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>6/26/2008</td>
<td>MEAS+INSPECTD</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8/14/2007</td>
<td>MEAS DENIED</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12/8/2000</td>
<td>M&amp;L COMPLETE</td>
<td>613</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11/8/1996</td>
<td>MEAS+INSPECTD</td>
<td>666</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11/1/1998</td>
<td>INSPECTD</td>
<td>601</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BUILDING PERMITS**

- **Renovation**: 80,000
- **Wdk**: 6,000
- **Renovation**: 7,000

**LAND SECTION**

- **Use**: 101
- **Land Use**: ONE FAM
- **Land Description**: PRIME SITE

**IN PROCESS APPRAISAL SUMMARY**

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>120,000</td>
<td>5,500</td>
<td>1.490</td>
<td>528,300</td>
<td>653,800</td>
</tr>
</tbody>
</table>

**PREVIOUS ASSESSMENT**

<table>
<thead>
<tr>
<th>Year</th>
<th>Taxable</th>
<th>Cat.</th>
<th>Land</th>
<th>Total</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>101</td>
<td>FV</td>
<td>119,000</td>
<td>5500</td>
<td>1.49</td>
</tr>
<tr>
<td>2018</td>
<td>101</td>
<td>FV</td>
<td>119,000</td>
<td>5500</td>
<td>1.49</td>
</tr>
<tr>
<td>2017</td>
<td>101</td>
<td>FV</td>
<td>116,500</td>
<td>4400</td>
<td>1.49</td>
</tr>
<tr>
<td>2016</td>
<td>101</td>
<td>FV</td>
<td>115,000</td>
<td>4400</td>
<td>1.49</td>
</tr>
<tr>
<td>2015</td>
<td>101</td>
<td>FV</td>
<td>112,900</td>
<td>4400</td>
<td>1.49</td>
</tr>
<tr>
<td>2014</td>
<td>101</td>
<td>FV</td>
<td>104,700</td>
<td>4400</td>
<td>1.49</td>
</tr>
<tr>
<td>2013</td>
<td>101</td>
<td>FV</td>
<td>102,700</td>
<td>4400</td>
<td>1.49</td>
</tr>
<tr>
<td>2012</td>
<td>101</td>
<td>FV</td>
<td>102,700</td>
<td>4400</td>
<td>1.49</td>
</tr>
</tbody>
</table>

**TAX PARCEL #**: 169 33 0

**ASR Map**: 106 11 0
**Date**: 09/30/19
**Time**: 16:09:01

**Last Revisit**: 12/14/18
**Time**: 15:00:47

**ASR Map**: APRO
**Fact Dist**:
**Reval Dist**:
**Year**: 2019
**Land Reason**:
**Bid Reason**:

**DESCRIPTION**

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1960, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**LEGAL DESCRIPTION**

- **Owner 1**: SHTOKMAN - DMITRI A
- **Owner 2**: SHTOKMAN - NATALYA
- **Owner 3**: NATHAN NIGEL

**Tax Year**: 2019
**Sale Code**: 705000

**User Defined**

- **Prior Id # 1**: 106 11 0
- **Prior Id # 2**: 106 11 0
- **Prior Id # 3**: 106 11 0

**Disclaimer**: This Information is believed to be correct but is subject to change and is not warranted.

- **Database**: FY2020
- **meadorse**: 2019
Incl 110-1.02 (29 AC) WDK Angled.
Layout—kitchen on lower level, therefore functional
depreciation applied...
5/17 INT REMO CHK FOR
PERMIT.

REMEDIATION
RES BREAKDOWN
Exterior: No Unit
Interior: RMS 1 7 3 2
Additions: Kitchen
Baths: plumbing
Heating: Electric Heating
Totals: General

SPEC FEATURES/YARD ITEMS
PARCEL ID

More: N
Total Yard Items: 5,500
Total Special Features: Total: 5,500

SUB AREA DETAIL
Code: Sub Area % Usbl Descr % Type % Qu # Ten
F11 1ST FLOOR 1080 94.56 102,120
SFL 2ND FLOOR 1080 94.56 102,120
WDK WOOD DECK 384 17.96 6,897

COMMENTS
RESIDENTIAL GRID
1st Res Grid Desc: Line 1 # Units
Level: FY LR DR DK FR RR FB HB L O
Other: Upper
Lvl 2
Lvl 1
Lower
Totals: RMS: 7
BRs: 3
Baths: 2
HB: 1

BATH FEATURES
COMMENTS
Full Bath 2 Rating: AVERAGE
A Bath: Rating:
3/4 Bath: Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

OTHER FEATURES
Kits: 1 Rating: AVERAGE
A Kits: Rating:
Frgl: 2 Rating: AVERAGE
WSFlue: Rating:

CALC SUMMARY
COMPARABLE SALES
Rate: ParcEl ID Typ Date Sale Price
Basic $ / SQ: 92.00
Size Adj.: 1.027777779
Const Adj.: 1.00000000
Adj $ / SQ: 94.56
Other Features: 49.56

EXTERIOR INFORMATION
Roof Struct: GABLE
Roof Cover: TAR+GRAVEL

GENERAL INFORMATION
Grade: C - AVERAGE
Year Blt: 1960
Alt LUC: Alt %:
Jurisdiction:

INTERIOR INFORMATION
Avg Hit/Fl: STD
Prim Int Wal: DRYWALL
Sec Int Wal: %
Prim Floors: CARPET
Sec Floors: %

INCOME INFORMATION

Lump Sum Adj:

CONDO INFORMATION
Location:
Total Units:
Floor:
% Own:

DEPRECIATION
Phys Cond: FR - Fair 42.
Functional: P - XS DPR 20.
Economic: Special:
% Depreciated:
% LUC Factor:
Name:

LUM SUM ADJ:

CENTRAL VAC:
Int vs Ext: GAS
Heat Fuel: 1 - FORCED H/A
Heat Type: %

WEATHERED $/SQ:
AvRate: 683132.8629
Ind.Val: 683132.8629

SFL FFL

8 40

LAMINO

AssessPro Patriot Properties, Inc