



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 18 | | DEER RUN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | HOPLAND JAN EGIL |
| Owner 2: | HOPLAND BARBARA L |
| Owner 3: | |
| Street 1: | 18 DEER RUN RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2507 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 2.43 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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: | | | | | | |
| 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 | 8.3 | 1.000 | R4 | | | | | | | | | 664,000 | | | | | | 664,000 | |
| 101 | ONE FAM | | 0.593 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 17,790 | | | | | | 17,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 793,800 | 12,300 | 2.430 | 681,800 | 1,487,900 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 302.93 | | | | | | /Parcel: 302.93 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 775,900 | 12300 | 2.43 | 664,200 | 1,452,400 | 1,452,400 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 775,900 | 12300 | 2.43 | 664,200 | 1,452,400 | 1,452,400 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 722,000 | 12300 | 2.43 | 657,800 | 1,392,100 | 1,392,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 700,800 | 12300 | 2.43 | 639,400 | 1,352,500 | 1,352,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 694,500 | 12300 | 2.43 | 593,000 | 1,299,800 | 1,299,800 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 658,300 | 20700 | 2.43 | 553,800 | 1,232,800 | 1,232,800 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 645,000 | 20700 | 2.43 | 537,800 | 1,203,500 | 1,203,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 658,300 | 20700 | 2.43 | 557,800 | 1,236,800 | 1,236,800 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| JOHN BERKENKAMP | 1069-86 | | 5/11/1990 | | 670000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|--------|--------|-----|------------|----------|----------|--------------------|
| 1/14/2000 | 1871 | MANUAL | 60,000 | C | 6/20/2000 | | | laundry and finish |
| 4/24/1995 | 696-95 | MANUAL | 19,000 | C | 8/25/1995 | | | DORMER |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 8/5/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/12/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 6/20/2000 | MEAS+INSPCTD | 611 | |
| 3/15/1996 | MEAS+INSPCTD | 606 | |
| 8/25/1995 | FIELDREV CHG | 606 | |
| 4/27/1994 | FIELDREV CHG | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA

