



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 40 | | TABOR HILL RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | KO NAI N |
| Owner 2: | KO JULIA KS |
| Owner 3: | |
| Street 1: | 40 TABOR HILL RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2906 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | KO NAI N - |
| Owner 2: | KO JULIA KS - |
| Street 1: | 40 TABOR HILL RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2906 |

NARRATIVE DESCRIPTION

This Parcel contains 5.8 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2001, Having Primarily CONC.PANEL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 3 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 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 | 11.5 | 1.000 | R6 | | | | | | | | | 920,000 | | | | | | 920,000 | |
| 101 | ONE FAM | | 3.963 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R6 | | | | | | | | | 118,890 | | | | | | 118,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 1,738,200 | 15,800 | 5.800 | 1,038,900 | 2,792,900 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 430.01 | | | | | | /Parcel: 430.01 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 1,581,700 | 0 | 5.8 | 1,014,100 | 2,595,800 | 2,595,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,581,700 | 0 | 5.8 | 1,014,100 | 2,595,800 | 2,595,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,494,400 | 0 | 5.8 | 1,014,100 | 2,508,500 | 2,508,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,483,200 | 0 | 5.8 | 987,700 | 2,470,900 | 2,470,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,469,500 | 0 | 5.8 | 923,700 | 2,393,200 | 2,393,200 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 1,442,000 | 0 | 5.8 | 910,900 | 2,352,900 | 2,352,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 1,414,600 | 0 | 5.8 | 886,900 | 2,301,500 | 2,301,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 1,668,200 | 0 | 5.8 | 820,900 | 2,489,100 | 2,489,100 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-----------------------------|
| KO NAI N, | 36174-125 | | 8/20/2002 | | | 1 | No | No | | SWAP 2285 SQ FT WITH 49-3-0 |
| MOOR, JOAN R. | 24857-127 | | 9/15/1994 | | 515000 | No | No | | | |
| | 8009-279 | | 12/19/1952 | | 7500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|---------|----------|-----------|-----|------------|----------|----------|--------------------|
| 7/29/2003 | 2738 | MANUAL | 1,231,000 | C | 5/22/2004 | | | addition cost for |
| 4/24/2001 | 2209 | NEW HOME | 1,219,300 | C | 5/22/2004 | | | 6/22/02 70% 5/10/0 |
| 11/15/1996 | 1089-96 | DEMOLITI | | C | 6/5/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/26/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 8/21/2018 | MEAS+INSPCTD | 622 | K Cuoco |
| 10/5/2009 | ENTRY DENIED | 25 | D ERSKINE |
| 5/22/2004 | ENTRY DENIED | 615 | |
| 5/10/2003 | MEAS/EXT INS | 615 | |
| 6/22/2002 | ENTRY DENIED | 613 | |
| 8/15/2001 | MEAS/EXT INS | 600 | |
| 10/14/1998 | VACANT LOT | 602 | |
| 6/5/1997 | MEAS/EXT INS | 602 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | | |
|---------------|----|--------|------------|
| Type: | 10 | - | ELECTIC |
| Sty Ht: | 2 | - | 2 |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 | - | CONCRETE |
| Frame: | 1 | - | WOOD |
| Prime Wall: | 25 | - | CONC.PANEL |
| Sec Wall: | 22 | - | STEEL |
| Roof Struct: | 1 | - | GABLE |
| Roof Cover: | 1 | - | ASPHALT |
| Color: | | | |
| View / Desir: | E | - | EXCELLENT |

GENERAL INFORMATION

| | | | |
|---------------|------|-------------|-----------|
| Grade: | A+ | - | EXCELLENT |
| Year Blt: | 2001 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdct: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|---------------|-----|--------------|------------|
| Avg Ht/FL: | | | |
| Prim Int Wal: | 2 | - | PLASTER |
| Sec Int Wall: | | | % |
| Partition: | T | - | TYPICAL |
| Prim Floors: | 9 | - | ABOVE AVG |
| Sec Floors: | 3 | - | HARDWOOD |
| Bsmnt Flr: | 12 | - | CONCRETE |
| Bsmnt Gar: | | | |
| Electric: | 3 | - | TYPICAL |
| Insulation: | 2 | - | TYPICAL |
| Int vs Ext: | | | |
| Heat Fuel: | 2 | - | GAS |
| Heat Type: | 1 | - | FORCED H/A |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | Yes |
| % Com Wal: | | % Sprinkled: | |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 19 | PATIO | D | Y | 1 | 112 | G | AV | 2018 | 60.00 | T | 15 | 101 | | | 7,100 | | | 7,100 |
| 19 | PATIO | D | Y | 1 | 1166 | G | AV | 2018 | 8.75 | T | 15 | 101 | | | 8,700 | | | 8,700 |

| | | | | | | | |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 15,800 | Total Special Features: | | Total: | 15,800 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|

BATH FEATURES

| | | | |
|------------|---|---------|-----------|
| Full Bath: | 2 | Rating: | EXCELLENT |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | 3 | Rating: | EXCELLENT |
| A HBth: | | Rating: | |
| OthrFix: | 6 | Rating: | EXCELLENT |

OTHER FEATURES

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

CONDO INFORMATION

| | |
|--------------|--|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

DEPRECIATION

| | | | | |
|-------------|----|---|---------|------|
| Phys Cond: | AV | - | Average | 9.9% |
| Functional: | | | | % |
| Economic: | | | | % |
| Special: | | | | % |
| Override: | | | | % |
| Total: | | | | 9.9% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 80.00 |
| Size Adj.: | 0.84237874 |
| Const Adj.: | 1.01659310 |
| Adj \$ / SQ: | 68.509 |
| Other Features: | 162372 |
| Grade Factor: | 2.65 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 1929215 |
| Depreciation: | 190992 |
| Depreciated Total: | 1738223 |

COMMENTS

DWELLING DEMOLISHED 10/96

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|-------|----|----|----|----|----|---|---|
| 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 | 8 | BR | 3 | Baths | 2 | HB | 3 | | | | |

REMODELING

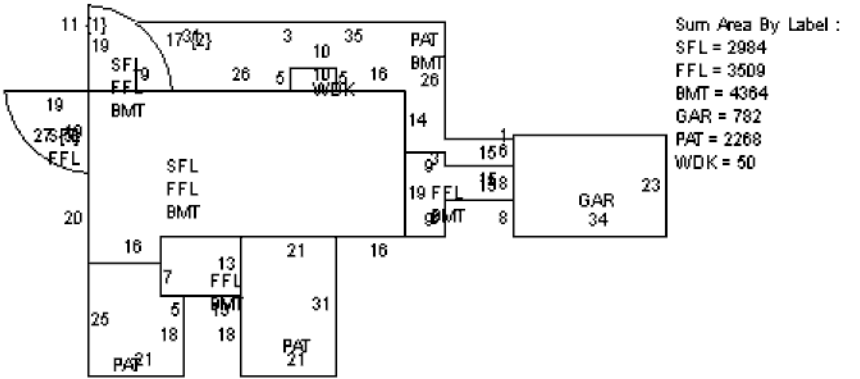
| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | |

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|-------------------|-----------|--------------|--------|---------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val 1807423.962 |
| Juris. Factor: | | Val/Su Fin: | 267.62 | |
| Special Features: | 0 | Val/Su Net: | 124.52 | |
| Final Total: | 1738200 | Val/Su SzAd: | 267.62 | |

PARCEL ID**SKETCH****SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT | BASEMENT | 4,364 | 17.130 | 74,743 | |
| FFL | 1ST FLOOR | 3,510 | 68.510 | 240,465 | |
| SFL | 2ND FLOOR | 2,985 | 68.510 | 204,498 | |
| PAT | PATIO | 2,268 | 7.000 | 15,876 | |
| GAR | GARAGE | 782 | 36.000 | 28,152 | |
| WDK | WOOD DECK | 50 | 38.000 | 1,900 | |
| Net Sketched Area: | | 13,959 | Total: | 565,634 | |
| Size Ad | 6495 | Gross Area | 13959 | FinArea | 6495 |

IMAGE

AssessPro Patriot Properties, Inc

