



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 5 | | GRASSHOPPER LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BLACKLOW PETER D |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 5 GRASSHOPPER LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2208 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | BLACKLOW PETER D - |
| Owner 2: | BLACKLOW HALEY C - |
| Street 1: | 5 GRASSHOPPER LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2208 |

NARRATIVE DESCRIPTION

This Parcel contains 1.46 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1941, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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 | | 63597 | | SQUARE FE | PRIME SITE | | 0 | 7. | 1.181 | R3 | | | | | | | | | 525,554 | | | | | | 525,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 462,700 | 18,000 | 1.460 | 525,600 | 1,006,300 |
| Total Card | | 462,700 | 18,000 | 1.460 | 525,600 |
| Total Parcel | | 462,700 | 18,000 | 1.460 | 525,600 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 339.82 | /Parcel: 339.82 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| |
|-----------|
| GIS Ref |
| GIS Ref |
| Insp Date |
| 05/13/05 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 431,200 | 18000 | 1.46 | 509,000 | 958,200 | 958,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 431,200 | 18000 | 1.46 | 509,000 | 958,200 | 958,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 423,700 | 15700 | 1.46 | 480,500 | 919,900 | 919,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 415,400 | 15700 | 1.46 | 466,200 | 897,300 | 897,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 353,800 | 0 | 1.46 | 431,700 | 785,500 | 785,500 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 350,600 | 0 | 1.46 | 386,700 | 737,300 | 737,300 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 344,000 | 0 | 1.46 | 375,400 | 719,400 | 719,400 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 344,000 | 0 | 1.46 | 412,900 | 756,900 | 756,900 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|
| BLACKLOW PETER | 1388-115 | | 8/12/2010 | FAMILY | | 1 | No | No |
| BLACKLOW PETER | 1309-121 | | 10/6/2005 | CONVENIENC | | 10 | No | No |
| SCOTT ELEANOR B | 1242-14 | | 8/31/2001 | | 750000 | No | No | |
| PRISCILLA SCOTT | 536-63 | | 6/19/1973 | FAMILY | | 0 | No | No |

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| BLACKLOW PETER | 1388-115 | | 8/12/2010 | FAMILY | | 1 | No | No | | |
| BLACKLOW PETER | 1309-121 | | 10/6/2005 | CONVENIENC | | 10 | No | No | | |
| SCOTT ELEANOR B | 1242-14 | | 8/31/2001 | | 750000 | No | No | | | |
| PRISCILLA SCOTT | 536-63 | | 6/19/1973 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 3/21/2017 | 6699 | SHEET MT | 3,800 | C | 5/18/2017 | | | Sheet metal work f |
| 3/10/2017 | 6682 | MANUAL | 40,515 | C | 5/18/2017 | | | Insulate & plaster |
| 2/23/2015 | 6009 | MANUAL | 12,500 | C | | | | Sheet metal work f |
| 9/10/2014 | 5894 | GARAGE | 75,000 | C | 5/27/2015 | | | Construct detached |
| 9/10/2014 | 5893 | RENO-ADD | 205,000 | C | 5/27/2015 | | | Add a bedroom and |
| 4/8/2008 | 3916 | FINISH B | 50,000 | C | 4/29/2009 | | | |
| 9/20/2004 | 3040 | RENO-ADD | 150,000 | C | 5/13/2005 | | | Kit/mud 100%-not g |
| 8/30/2000 | 2068 | ROOF | | C | 6/30/2001 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/18/2017 | PERMIT VISIT | 618 | G BOURGAULT |
| 5/27/2015 | PERMIT VISIT | 619 | DH |
| 4/29/2009 | PERMIT VISIT | 25 | D ERSKINE |
| 6/26/2008 | PERMIT VISIT | 100 | |
| 5/13/2005 | MEAS+INSPCTD | 615 | |
| 4/17/2002 | MEAS+INSPCTD | 600 | |
| 10/20/1998 | MEAS+INSPCTD | 602 | |
| 2/19/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | | | |
|---------------|----|--------|------------|
| Type: | 5 | - | CAPE |
| Sty Ht: | 1T | - | 1T |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 | - | CONCRETE |
| Frame: | 1 | - | WOOD |
| Prime Wall: | 1 | - | WOOD SHING |
| Sec Wall: | | | |
| Roof Struct: | 1 | - | GABLE |
| Roof Cover: | 1 | - | ASPHALT |
| Color: | | | |
| View / Desir: | | | |

GENERAL INFORMATION

| | | | |
|---------------|------|-------------|----------|
| Grade: | B+ | - | GOOD (+) |
| Year Blt: | 1941 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdic: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

INTERIOR INFORMATION

| | | | |
|---------------|-----|--------------|------------|
| Avg Ht/FL: | STD | | |
| Prim Int Wal: | 2 | - | PLASTER |
| Sec Int Wall: | | | |
| Partition: | T | - | TYPICAL |
| Prim Floors: | 3 | - | HARDWOOD |
| Sec Floors: | | | |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| 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: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

BATH FEATURES

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

OTHER FEATURES

| | | | |
|---------|---|---------|-----------|
| Kits: | 1 | Rating: | VERY GOOD |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

DEPRECIATION

| | | | | |
|---------------|----|---|-----------|--------------|
| Phys Cond: | VG | - | Very Good | 16.0% |
| Functional: | | | | |
| Economic: | | | | |
| Special: | | | | |
| Override: | | | | |
| Total: | | | | 16.8% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 82.00 |
| Size Adj.: | 0.97682166 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 81.701 |
| Other Features: | 84036 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 556102 |
| Depreciation: | 93425 |
| Depreciated Total: | 462677 |

COMMENTS

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: | 9 | BR: | 4 | Bath: | 2 | HB | | | | | |

REMODELING

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

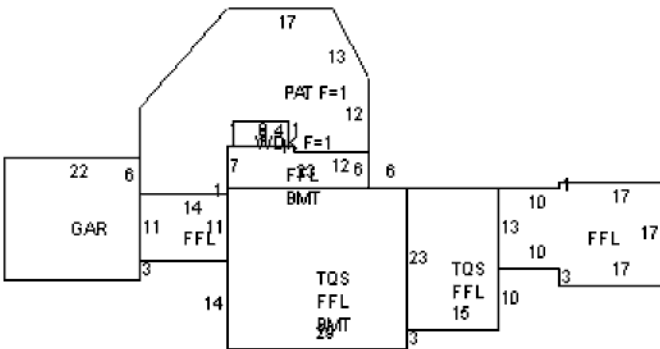
RES BREAKDOWN

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

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SKETCH



Sum Area By Label :
 TQS = 1099
 FFL = 1821
 BMT = 903
 GAR = 440
 PAT = 757
 WDK = 36

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|---------------------------|-------------|------------|---------------|--------------|------|
| FFL | 1ST FLOOR | 1,821 | 81.700 | 148,778 | |
| BMT | BASEMENT | 903 | 27.570 | 24,900 | |
| TQS | 3/4 STORY | 824 | 81.700 | 67,342 | |
| PAT | PATIO | 757 | 7.000 | 5,299 | |
| GAR | GARAGE | 440 | 36.000 | 15,840 | |
| WDK | WOOD DECK | 36 | 38.000 | 1,368 | |
| Net Sketched Area: | | 4,781 | Total: | 263,527 | |
| Size Ad | 2645.25 | Gross Area | 5056 | FinArea | 2961 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 35 | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 5 | GARAGE/2S | D | Y | 1 | 24X26 | A | AV | 2015 | 32.00 | T | 0 | 101 | | | 18,000 | | | 18,000 |

PARCEL ID 145 22 0

IMAGE

AssessPro Patriot Properties, Inc



| | | | | | | | |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|
| More: | N | Total Yard Items: | 18,000 | Total Special Features: | | Total: | 18,000 |
|-------|---|-------------------|--------|-------------------------|--|--------|--------|