Town Of Lincoln

PROPERTY LOCATION

<table>
<thead>
<tr>
<th>No</th>
<th>All No</th>
<th>Direction/Street/City</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td></td>
<td>GRANVILLE RD, LINCOLN</td>
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OWNERSHIP

<table>
<thead>
<tr>
<th>Owner</th>
<th>Name</th>
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<tbody>
<tr>
<td>Owner 1</td>
<td>WHITMAN NICHOLAS L</td>
</tr>
<tr>
<td>Owner 2</td>
<td>SHORTSLEEVE CATHERINE L</td>
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</tbody>
</table>

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>473,300</td>
<td>1.480</td>
<td>625,300</td>
<td>1,096,600</td>
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LEGAL DESCRIPTION

<table>
<thead>
<tr>
<th>User Acct</th>
<th>Description</th>
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INFL 1

<table>
<thead>
<tr>
<th>Asses'd Value</th>
<th>Last Visit Date</th>
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<tbody>
<tr>
<td>473,300</td>
<td>12/15/2016</td>
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INFL 2

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Description</th>
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<tbody>
<tr>
<td>625,325</td>
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INFL 3

<table>
<thead>
<tr>
<th>Building Value</th>
<th>Description</th>
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<tbody>
<tr>
<td>625,325</td>
<td></td>
</tr>
</tbody>
</table>

PREVIOUS ASSESSMENT

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Date</th>
<th>Tax Year</th>
<th>Use</th>
<th>Base Value</th>
<th>Land Size</th>
<th>Total Value</th>
<th>Notes</th>
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<tbody>
<tr>
<td>137 17 0</td>
<td>10/19/18</td>
<td>2019</td>
<td>FV</td>
<td>369,200</td>
<td>1.480</td>
<td>608,800</td>
<td>978,000</td>
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<tr>
<td></td>
<td></td>
<td>2018</td>
<td>FV</td>
<td>369,200</td>
<td>1.480</td>
<td>608,800</td>
<td>978,000</td>
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</table>

SALES INFORMATION

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Legal Ref</th>
<th>Date</th>
<th>Sale Code</th>
<th>Sale Price</th>
<th>V</th>
<th>Tst</th>
<th>Verif</th>
<th>Assoc PCL Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chung, Michael K</td>
<td>59817-67</td>
<td>8/22/2012</td>
<td>995000 No</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>NESSEN E RICHAR</td>
<td>51859-55</td>
<td>11/3/2008</td>
<td>875000 No</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>ROBERT RIMBACH</td>
<td>12143-543</td>
<td>3/19/1972</td>
<td>87000 No</td>
<td>No</td>
<td></td>
<td></td>
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</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>12/15/2016</td>
<td>8652</td>
<td>SHEET MT</td>
<td>10,000</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td>Sheet Metal W</td>
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<tr>
<td>10/21/2016</td>
<td>6598</td>
<td>RENO-ADD</td>
<td>205,000</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td>Constr Add</td>
</tr>
<tr>
<td>11/17/2008</td>
<td>4097</td>
<td>RENOVATI</td>
<td>87,300</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td>Remodel 3 bths &amp; k</td>
</tr>
<tr>
<td>6/22/1996</td>
<td>954-96</td>
<td>ROOF</td>
<td>10,000</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PROPERTY FACTORS

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>%</th>
<th>Item Code</th>
<th>Descr</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Residential</td>
<td>100</td>
<td>R1</td>
<td>U</td>
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</tbody>
</table>

LAND SECTION (First 7 lines only)

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
<th>LUC Fact</th>
<th>No of Units</th>
<th>Depth / Price Units</th>
<th>Unit Type</th>
<th>Land Type</th>
<th>LT Factor</th>
<th>Base Value</th>
<th>Unit Price</th>
<th>Adj</th>
<th>Neigh Influ</th>
<th>Neigh Mod</th>
<th>Infl 1</th>
<th>%</th>
<th>Infl 2</th>
<th>%</th>
<th>Infl 3</th>
<th>%</th>
<th>Appraised Value</th>
<th>Alt Class</th>
<th>%</th>
<th>Spec Land</th>
<th>J Code</th>
<th>Fact</th>
<th>Use Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>ONE FAM</td>
<td>64468</td>
<td>0</td>
<td>8.3</td>
<td>1.169 R4</td>
<td>2</td>
<td>2.1</td>
<td>1.0</td>
<td>1.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
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<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>625,325</td>
<td>1</td>
<td>625,325</td>
<td>625,300</td>
<td>2019</td>
<td>meadorse</td>
<td>1535</td>
<td>1</td>
</tr>
</tbody>
</table>

Total AC/Ha: 1.47998
Total SF/SF: 64467.93
Parcel LUC: 101

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
Database: FY2020
**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 1

**LEVELS**

- **1st Res Grid**
  - Level: FY HQ LDR F K RR FB HB L O

**OTHER FEATURES**

- **Kits**: 1 Rating: GOOD
- **A Kits**: 2 Rating: AVERAGE
- **WFlue**: Rating:

**INT 1**

- **Upper Lvl 2**
- **Lower Lvl 1**

**Totals**

- **BRs**: 7
- **RMs**: 7
- **Baths**: 3
- **HB**: 1

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**BATH FEATURES**

- **Full Bath**: 3 Rating: GOOD
- **A Bath**: Rating:
- **3/4 Bath**: 1 Rating: GOOD
- **1/2 Bath**: 1 Rating: GOOD
- **A HBth**: Rating:

**COMMENTS**

- **BMT**: 900 SF BALANCE CRAWL SPACE:

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**CALC SUMMARY**

- Basic $ / SQ: 85.00
- Size Adj.: 0.91542596
- Const Adj.: 1.05777001
- Adj $ / SQ: 92.306
- Heat Fuel: 2 - OIL
- Other Features: 58519
- Grade Factor: 1.40
- Neighborhood Inf: 1.00000000

**COMPARABLE SALES**

<table>
<thead>
<tr>
<th>Rate</th>
<th>Parcel ID</th>
<th>Typ</th>
<th>Date</th>
<th>Sale Price</th>
</tr>
</thead>
</table>

**SUB AREA**

- **Code**: FFL
- **Description**: 1ST FLOOR
- **Area - SQ**: 3,627
- **Rate - AV**: 82.310
- **Undep Value**: 298,525

**SUB AREA DETAIL**

- **Net Sketched Area**: 4,960
- **Total**: 329,880

**IMAGE**

- *AssessPro* Patriot Properties, Inc