



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------|
| 141 | | OLD COUNTY RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SIZER CHARLES E |
| Owner 2: | SIZER COLLETTE J |
| Owner 3: | |
| Street 1: | 141 OLD COUNTY RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3506 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | Cundiff - Roy |
| Owner 2: | - |
| Street 1: | 141 Old County Rd |
| Twn/City: | Lincoln |
| St/Prov: | MA Cntry |
| Postal: | 01773-3506 |

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 | | 0.033 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 990 | | | | | | 1,000 | |
| 101 | ONE FAM | | 0.63 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 3,780 | | | | | | 3,800 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | | |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|---------|-----------------|------------------|--|
| 101 | 124,200 | 400 | 2.500 | 668,800 | 793,400 | 3093 | 0 | | | | |
| | | | | | | | GIS Ref | | | | |
| | | | | | | | GIS Ref | | | | |
| Total Card | | | | | 124,200 | 400 | 2.500 | 668,800 | 793,400 | Entered Lot Size | |
| Total Parcel | | | | | 154,300 | 400 | 2.500 | 668,800 | 823,500 | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | | 714.77 | /Parcel: | 741.89 | Land Unit Type: | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 142,700 | 400 | 2.5 | 651,200 | 794,300 | 794,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 142,700 | 400 | 2.5 | 651,200 | 794,300 | 794,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 141,700 | 400 | 2.5 | 644,800 | 786,900 | 786,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 140,200 | 400 | 2.5 | 626,400 | 767,000 | 767,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 138,000 | 400 | 2.5 | 580,000 | 718,400 | 718,400 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 104,500 | 400 | 2.5 | 540,800 | 645,700 | 645,700 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 102,300 | 400 | 2.47 | 523,900 | 626,600 | 626,600 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 102,300 | 400 | 2.47 | 443,900 | 546,600 | 546,600 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| Cundiff,Roy | 59386-327 | | 6/27/2012 | OTHER | 570000 | No | No | | | |
| SWANSON DAVID W | 34966-420 | | 3/5/2002 | | 625000 | No | No | | | |
| SWANSON DAVID W | 33566-568 | | 8/31/2001 | CONVENIENC | 1 | No | No | | | |
| MERRILL VINCENT | 29321-198 | | 9/29/1998 | CONVENIENC | 1 | No | No | | | |
| | 7954-314 | | 8/19/1952 | | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|--------|--------|-----|------------|----------|----------|--------------------|
| 5/16/2013 | 5416 | GARAGE | 90,000 | C | 5/27/2014 | | | new 2 car gar with |
| 5/8/2013 | 5404 | GARAGE | | C | 5/27/2014 | | | remove shed to bui |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/27/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 10/5/2009 | MEAS+INSPCTD | 25 | D ERSKINE |
| 12/13/2003 | MEAS+INSPCTD | 615 | |
| 5/22/1999 | M&L COMPLETE | 602 | |
| 2/23/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

