



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 163 | | SOUTH GREAT RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | O'BRIEN MICHAEL T |
| Owner 2: | O'BRIEN JANE E |
| Owner 3: | |
| Street 1: | 163 SOUTH GREAT RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4120 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 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: | | | | 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 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 | 6.35 | 1.000 | R2 | | | | | | | | | 508,000 | | | | | | 508,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------------------------|----------------|------------|-----------|------------|-----------------|-------------------|-----------|
| 101 | 535,300 | | 1.837 | 508,000 | 1,043,300 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: | | | 240.84 | | /Parcel: 240.84 | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 498,100 | 0 | 1.837 | 491,200 | 989,300 | 989,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 498,100 | 0 | 1.837 | 491,200 | 989,300 | 989,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 523,200 | 100 | 1.837 | 476,800 | 1,000,100 | 1,000,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 506,300 | 100 | 1.837 | 476,800 | 983,200 | 983,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 501,600 | 100 | 1.837 | 404,000 | 905,700 | 905,700 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 469,100 | 100 | 1.837 | 362,400 | 831,600 | 831,600 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 459,800 | 100 | 1.837 | 352,000 | 811,900 | 811,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 469,100 | 100 | 1.84 | 383,600 | 852,800 | 852,800 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| CHMIELINSKI TSU | 22786-418 | | 12/30/1992 | | 292500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 11/21/2012 | 5250 | SOLAR PA | 20,000 | C | | | | install roof mount |
| 10/25/2000 | 2115 | ADDITION | 120,000 | C | 6/12/2001 | | | second floor |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/1/2017 | MEAS+INSPCTD | 4 | JG |
| 6/23/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 6/12/2001 | MEAS+INSPCTD | 615 | |
| 4/11/1996 | MEAS+INSPCTD | 606 | |
| 6/29/1994 | FIELDREV CHG | 600 | |
| 12/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | |
|----------------------|-----------------------|-------------------------|-------------------------|----------------|------------|----------------|
| Total AC/HA: 1.83655 | Total SF/SM: 80000.12 | Parcel LUC: 101 ONE FAM | Prime NB Desc RES CAT 2 | Total: 508,000 | Spl Credit | Total: 508,000 |
|----------------------|-----------------------|-------------------------|-------------------------|----------------|------------|----------------|

