



Patriot Properties Inc.

PROPERTY LOCATION

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 217 |        | CONCORD RD, LINCOLN   |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | FEINBERG JONATHAN   |
| Owner 2:  | MCVETY KATHERINE M  |
| Owner 3:  |                     |
| Street 1: | 217 CONCORD RD      |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                           |
|-----------|---------------------------|
| Owner 1:  | Pearmain Tr - Claire Anne |
| Owner 2:  | -                         |
| Street 1: | PO Box 281                |
| Twn/City: | Lincoln                   |
| St/Prov:  | MA Cntry                  |
| Postal:   | 01773-0281                |

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 64904       |                    | SQUARE FE | PRIME SITE |           | 0          | 10.        | 1.163 | R5    |            |           |        |   |        |   |        |   | 754,712         |           |   |           |        |      | 754,700   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101          | 294,700         | 2,200                          | 1.490     | 754,700    | 1,051,600       |
| Total Card   | 294,700         | 2,200                          | 1.490     | 754,700    | 1,051,600       |
| Total Parcel | 294,700         | 2,200                          | 1.490     | 754,700    | 1,051,600       |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 471.36     | /Parcel: 471.36 |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |
| Insp Date         | 05/03/17  |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 101 | FV  | 290,100    | 2200      | 1.49      | 751,700    | 1,044,000   | 1,044,000     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 290,100    | 2200      | 1.49      | 751,700    | 1,044,000   | 1,044,000     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 286,500    | 800       | 1.49      | 751,700    | 1,039,000   | 1,039,000     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 284,200    | 800       | 1.49      | 702,600    | 987,600     | 987,600       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 277,300    | 800       | 1.49      | 650,600    | 928,700     | 928,700       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 258,900    | 800       | 1.49      | 641,500    | 901,200     | 901,200       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 254,300    | 800       | 1.49      | 622,600    | 877,700     | 877,700       | Year End Roll           | 10/25/2012 |
| 2012   | 101 | FV  | 254,300    | 800       | 1.49      | 610,000    | 865,100     | 865,100       | Year End                | 1/26/2012  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| Pearmain Tr,Cla | 59311-293 |      | 6/18/2012 | MULTI-PARCEL | 788500     | No | No  |       |                 |       |
| PEARMAIN CLAIRE | 34910-601 |      | 2/27/2002 | CONVENIENC   | 99         | No | No  |       |                 |       |
| PEARMAIN, WILLI | 25152-140 |      | 1/30/1995 | CONVENIENC   | 0          | No | No  |       |                 |       |
| BURTON PRISCILL | 13204-283 |      | 6/6/1977  |              | 94000      | No | No  |       |                 |       |

BUILDING PERMITS

| Date       | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/9/2018  | 7226   | MANUAL   | 1,995  | C   |            |          |          | Repair leak near w |
| 4/30/2013  | 5389   | MANUAL   | 18,640 | C   |            |          |          | replair balconies  |
| 10/25/2012 | 5204   | WOOD STO |        | C   |            |          |          | install wood burni |
| 6/20/2012  | 5078   | WINDOWS  | 24,995 | C   |            |          |          | remove & replace 3 |
| 6/19/2012  | 5077   | ROOF     |        | C   |            |          |          | strip & re-roof dw |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 5/3/2017  | MEAS/EXT INS | 4   | JG         |
| 8/18/2007 | MEAS+INSPCTD | 616 | D MANZELLO |
| 1/19/1996 | MEAS+INSPCTD | 606 |            |
| 5/11/1992 | INSPECTED    | 601 |            |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |          |             |             |                |           |        |         |             |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 1.48999 | Total SF/SM: | 64903.96 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | RES CAT 5 | Total: | 754,712 | Spl Credit: |  | Total: | 754,700 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

