



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0  |        | TODD POND RD, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | TOWN OF LINCOLN     |
| Owner 2:  | CONSERVATION        |
| Owner 3:  |                     |
| Street 1: | 16 LINCOLN RD       |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: N |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                         |
|-----------|-------------------------|
| Owner 1:  | RURAL LAND FOUNDATION - |
| Owner 2:  | -                       |
| Street 1: | PO BOX 6328             |
| Twn/City: | LINCOLN                 |
| St/Prov:  | MA Cntry                |
| Postal:   | 01773                   |

NARRATIVE DESCRIPTION

This Parcel contains 12.043 ACRES of land mainly classified as MUNICPL

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z          | R1   | Residential | 100 | U       |      |        |
| 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      |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|------------|
| 903      | MUNICPL     |          | 12.043      |                    | ACRES     | CONS RESTR | 0.2       | 0          | 30,000.    | 0.200 | R3    |            |           |        |   |        |   |        |   | 72,258          |           |   |           |        |      | 72,300    | Cons Restr |

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Building Value | Yard Items | Land Size                          | Land Value | Total Value  | Legal Description | User Acct        |
|-------------------------|----------------|------------|------------------------------------|------------|--------------|-------------------|------------------|
| 903                     |                |            | 12.043                             | 72,300     | 72,300       | 2136              | 0                |
| Total Card              |                |            |                                    |            |              |                   | Entered Lot Size |
| Total Parcel            |                |            |                                    |            |              |                   | Total Land:      |
| Source: Market Adj Cost |                |            | Total Value per SQ unit /Card: N/A |            | /Parcel: N/A | 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   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Create Final value 2019 | 6/4/2019   |
| 2018   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End Roll           | 9/28/2017  |
| 2017   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End Roll           | 9/29/2016  |
| 2016   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End Roll           | 1/14/2016  |
| 2015   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End                | 10/2/2014  |
| 2014   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End Roll           | 1/23/2014  |
| 2013   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End Roll           | 10/25/2012 |
| 2012   | 903 | FV  |            | 0         | 12.043    | 72,300     | 72,300      | 72,300        | Year End                | 1/26/2012  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V     | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|-------|-----|-------|-----------------|-------|
| RURAL LAND FOUN | 35022-110 |      | 3/12/2002 | INVOLV CHARI |            | 1 Yes | No  |       |                 |       |
| DRANE DOUGLAS,  | 31222-048 |      | 3/8/2000  | INVOLV CHARI | 2690000    | Yes   | No  |       |                 |       |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
|      |        |        |        |     |            |          |           |         |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA

