

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!75!



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4  |        | FARRAR RD, LINCOLN    |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | STEEDLY MARY M      |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 4 FARRAR RD         |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-5012 Type:    |

PREVIOUS OWNER

|           |                        |
|-----------|------------------------|
| Owner 1:  | SNELLING - JOHN R      |
| Owner 2:  | SNELLING - JACQUELYN H |
| Street 1: | 4 FARRAR RD            |
| Twn/City: | LINCOLN                |
| St/Prov:  | MA Cntry               |
| Postal:   | 01773-5012             |

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 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     |          | 43560       |                    | SQUARE FE | PRIME SITE |           | 0          | 7.         | 1.586 | R3    |            |           |        |   |        |   |        |   | 483,476         |           |   |           |        |      | 483,500   |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 406,100        |            | 1.000     | 483,500    | 889,600     | 2059              | 0         |
|                                       |                |            |           |            |             |                   | GIS Ref   |
|                                       |                |            |           |            |             |                   | GIS Ref   |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 366.54 |                |            |           |            |             | /Parcel: 366.54   |           |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 101 | FV  | 402,900    | 0         | 1.        | 483,500    | 886,400     | 886,400       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 375,500    | 0         | 1.        | 468,300    | 843,800     | 843,800       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 375,500    | 0         | 1.        | 468,300    | 843,800     | 843,800       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 366,200    | 0         | 1.        | 442,000    | 808,200     | 808,200       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 354,700    | 0         | 1.        | 428,900    | 783,600     | 783,600       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 351,600    | 0         | 1.        | 397,100    | 748,700     | 748,700       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 324,800    | 0         | 1.        | 355,700    | 680,500     | 680,500       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 318,800    | 0         | 1.        | 345,300    | 664,100     | 664,100       | Year End Roll           | 10/25/2012 |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| SNELLING ,JOHN  | 62743-119 |      | 10/4/2013 |            | 870000     | No | No  |       |                 |       |
| SNELLING TR,JOH | 61849-114 |      | 5/22/2013 | FAMILY     |            | 1  | No  | No    |                 |       |
| SNELLING JACQUE | 30220-223 |      | 5/13/1999 | CONVENIENC |            | 1  | No  | No    |                 |       |
| SNELLING JOHN R | 13964-373 |      | 5/12/1980 | FAMILY     |            | 0  | No  | No    |                 |       |

BUILDING PERMITS

| Date       | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/12/2017 | 6881   | MANUAL   | 4,000  | C   |            |          |          | Install a wood bur |
| 10/31/2013 | 5591   | FENCE    |        | C   |            |          |          | 3 ft post & rail f |
| 5/21/1997  | 1189   | RENOVATI | 71,000 | C   | 3/7/1998   |          |          | 3/7/98 100%        |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 8/7/2013  | MEAS/EXT INS | 25  | D ERSKINE  |
| 6/2/2007  | MEAS/EXT INS | 616 | D MANZELLO |
| 3/7/1998  | MEAS+INSPCTD | 602 |            |
| 4/15/1996 | MEAS+INSPCTD | 606 |            |
| 7/1/1987  | INSPECTED    | 601 |            |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|              |         |              |          |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.00000 | Total SF/SM: | 43560.00 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 483,476 | Spl Credit | Total: | 483,500 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

