



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 36 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LI BAIQING |
| Owner 2: | HAN MEI |
| Owner 3: | |
| Street 1: | 36 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1202 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | KNOCHOWSKI - ADAM |
| Owner 2: | KNOCHOWSKI - JEANNETTE |
| Street 1: | 36 BYPASS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1202 |

NARRATIVE DESCRIPTION

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bd rms.

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 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 | 6.25 | 1.000 | R2 | | | | | | | | | 500,000 | | | | | | 500,000 | |
| 101 | ONE FAM | | 0.543 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R2 | | | | | | | | | 16,290 | | | | | | 16,300 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 513,800 | 11,700 | 2.380 | 516,300 | 1,041,800 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 299.37 | | | | | | /Parcel: 299.37 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 504,900 | 11700 | 2.38 | 524,300 | 1,040,900 | 1,040,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 469,600 | 11700 | 2.38 | 507,500 | 988,800 | 988,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 469,600 | 11700 | 2.38 | 507,500 | 988,800 | 988,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 461,300 | 11700 | 2.38 | 493,100 | 966,100 | 966,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 450,500 | 11700 | 2.38 | 493,100 | 955,300 | 955,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 438,200 | 11700 | 2.38 | 420,300 | 870,200 | 870,200 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 405,500 | 11700 | 2.38 | 378,700 | 795,900 | 795,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 397,300 | 11700 | 2.38 | 368,300 | 777,300 | 777,300 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------------------------------------|
| KNOCHOWSKI,ADAM | 69010-104 | | 3/15/2017 | | 1112500 | No | No | | | |
| COMJEAN ,MARC G | 52514-219 | | 4/2/2009 | FAMILY | | 1 | No | No | | Marc G. Comjean DOD 12.7.12 |
| COMJEAN MARC G, | 51762-329 | | 10/6/2008 | FAMILY | | 1 | No | No | | ESTATE RELEASE OF JUDITH 08-15-2002 |
| | 9200-223 | | 8/1/1958 | | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|-----------|----------|---------|-----|------------|----------|----------|--------------------|
| 12/11/2019 | R-19-0209 | MANUAL | 100,000 | C | 2/25/2020 | | | Replace drywall & |
| 9/20/2017 | 6857 | FINISH B | 67,286 | C | | | | Finish a portion o |
| 9/17/2009 | 4270 | ADDITION | 169,000 | C | 7/14/2011 | | | construct single s |
| 7/27/2009 | 4234 | RENOVATI | 80,000 | C | 7/28/2010 | | | reno kit & dining; |
| 11/16/2005 | 3319 | ROOF | | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/14/2018 | PERMIT VISIT | 622 | K Cuoco |
| 7/14/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/14/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/28/2010 | MEAS+INSPCTD | 25 | D ERSKINE |
| 10/27/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/20/2004 | MEAS+INSPCTD | 615 | |
| 10/31/1995 | MEAS+INSPCTD | 607 | |

Sign: VERIFICATION OF VISIT NOT DATA

