



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

|           |                              |
|-----------|------------------------------|
| Owner 1:  | LINCOLN LAND CONSERVATION TR |
| Owner 2:  |                              |
| Owner 3:  |                              |
| Street 1: | PO BOX 10                    |
| Street 2: |                              |
| Twn/City: | LINCOLN                      |
| St/Prov:  | MA Cntry Own Occ: Y          |
| Postal:   | 01773 Type:                  |

PREVIOUS OWNER

|           |                      |
|-----------|----------------------|
| Owner 1:  | ALLEN TR - SUSAN     |
| Owner 2:  | BASSETT TR - KENNETH |
| Street 1: | PO BOX 10            |
| Twn/City: | LINCOLN              |
| St/Prov:  | MA Cntry USA         |
| Postal:   | 01773                |

NARRATIVE DESCRIPTION

This Parcel contains 3.71 ACRES of land mainly classified as CHARITY

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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes       |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------------|
| 905      | CHARITY     |          | 2.98        |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R3    |             |           |        |   |        |   |        |   | 89,400          |           |   |           |        |      | 89,400    | Unbuildable |
| 905      | CHARITY     |          | 0.73        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R3    |             |           |        |   |        |   |        |   | 4,380           |           |   |           |        |      | 4,400     | Unbuildable |

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct       |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------------|
| 905                     |                |                                | 3.710     | 93,800     | 93,800      |                   |                 |
| 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       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020   | 905 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End Roll           | 9/26/2019  |
| 2019   | 905 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Create Final value 2019 | 6/4/2019   |
| 2018   | 905 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End Roll           | 9/28/2017  |
| 2017   | 132 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End Roll           | 9/29/2016  |
| 2016   | 132 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End Roll           | 1/14/2016  |
| 2015   | 132 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End                | 10/2/2014  |
| 2014   | 132 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End Roll           | 1/23/2014  |
| 2013   | 132 | FV  |            | 0         | 3.71      | 93,800     | 93,800      | 93,800        | Year End Roll           | 10/25/2012 |

SALES INFORMATION

| Grantor        | Legal Ref | Type | Date       | Sale Code    | Sale Price | V    | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|------------|--------------|------------|------|-----|-------|-----------------|-------|
| ALLEN TR,SUSAN | 70308-194 |      | 11/29/2017 | INVOLV CHARI |            | 1 No | No  |       |                 |       |
| ALLEN TR,SUSAN | 1500-80   |      | 11/15/2016 | MULTI-PARCEL | 400000     | No   | No  |       |                 |       |
|                | 8835-449  |      | 10/19/1956 |              |            | 0 No | 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

|              |         |              |           |             |             |               |           |        |        |            |  |        |        |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|--------|------------|--|--------|--------|
| Total AC/HA: | 3.71000 | Total SF/SM: | 161607.61 | Parcel LUC: | 905 CHARITY | Prime NB Desc | RES CAT 3 | Total: | 93,780 | SpI Credit |  | Total: | 93,800 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|--------|------------|--|--------|--------|

