



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 20 | | BROWNING LN, LINCOLN |

OWNERSHIP

| | |
|-----------|-------------------------------|
| Owner 1: | CAMPBELL TR BRUCE D |
| Owner 2: | BROWNING LANE REVOC LIV TRUST |
| Owner 3: | |
| Street 1: | PO BOX 6106 |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------|
| Owner 1: | CAMPBELL - BRUCE D |
| Owner 2: | - |
| Street 1: | PO BOX 6106 |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 5.231 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| 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 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 | 9.6 | 1.000 | R5 | | | | | | | | | 768,000 | | | | | | 768,000 | |
| 101 | ONE FAM | | 2.064 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 61,920 | | | | | | 61,900 | |
| 101 | ONE FAM | | 1.33 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R5 | | | | | | | | | 7,980 | | | | | | 8,000 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 1,155,400 | | 5.231 | 837,900 | 1,993,300 |
| Total Card | 1,155,400 | | 5.231 | 837,900 | 1,993,300 |
| Total Parcel | 1,155,400 | | 5.231 | 837,900 | 1,993,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 475.73 | /Parcel: 475.73 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 1,117,600 | 0 | 5.231 | 869,900 | 1,987,500 | 1,987,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,150,800 | 0 | 5.231 | 869,900 | 2,020,700 | 2,020,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,166,700 | 0 | 5.231 | 866,700 | 2,033,400 | 2,033,400 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,166,700 | 0 | 5.231 | 866,700 | 2,033,400 | 2,033,400 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,044,300 | 0 | 5.231 | 866,700 | 1,911,000 | 1,911,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,009,700 | 0 | 5.231 | 814,700 | 1,824,400 | 1,824,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 982,400 | 0 | 5.231 | 759,500 | 1,741,900 | 1,741,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 258,900 | 0 | 5.231 | 749,900 | 1,008,800 | 1,008,800 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|-----|-----|-------|-----------------|-------|
| CAMPBELL, BRUCE | 64802-177 | | 1/16/2015 | CONVENIENC | 10 | No | No | | | |
| CAMPBELL BRUCE | 51534-124 | | 8/5/2008 | FAMILY | 10 | Yes | No | | | |
| CAMPBELL BRUCE | 44202-549 | | 11/30/2004 | CONVENIENC | 1 | Yes | No | | RIGHT OF WAY | |
| BENTLEY, ROBERT | 25817-28 | | 11/15/1995 | | 525,000 | Yes | No | | | |
| PIKE JOHN A | 11656-351 | | 3/19/1969 | | 40,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|-----------|----------|---------|-----|------------|----------|----------|--------------------|
| 6/30/2021 | R-21-0152 | SOLAR PA | 39,230 | C | | | | Install 32 roof-mo |
| 7/10/2013 | 5466 | MANUAL | 26,000 | C | | | | sheet metal work t |
| 10/15/2012 | 5192 | NEW HOME | 717,828 | C | 1/27/2014 | | | New Home |
| 3/6/1997 | 1140-97 | SCREENPR | 1,000 | C | 5/29/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/19/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/17/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/29/1997 | MEAS/EXT INS | 602 | |

Sign: VERIFICATION OF VISIT NOT DATA

