



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 2 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------|
| Owner 1: | DAVIS TR ANDREW H |
| Owner 2: | |
| Owner 3: | THE DAVIS FAMILY TRUST |
| Street 1: | 2 CONCORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3002 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | DAVIS RONALD C - |
| Owner 2: | DAVIS BARBARA C - |
| Street 1: | 2 CONCORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3002 |

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1943, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 | 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 | 8.75 | 1.000 | R3 | | | | | | | | | 700,000 | | | | | | 700,000 | |
| 101 | ONE FAM | | 0.363 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 10,890 | | | | | | 10,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 442,400 | 3,100 | 2.200 | 710,900 | 1,156,400 |
| Total Card 442,400 3,100 2.200 710,900 1,156,400 | | | | | |
| Total Parcel 442,400 3,100 2.200 710,900 1,156,400 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 299.90 | /Parcel: 299.90 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 378,000 | 2200 | 2.2 | 643,700 | 1,023,900 | 1,023,900 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 361,400 | 2200 | 2.2 | 570,900 | 934,500 | 934,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 323,300 | 2200 | 2.2 | 570,900 | 896,400 | 896,400 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 314,500 | 2200 | 2.2 | 553,300 | 870,000 | 870,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 314,500 | 2200 | 2.2 | 553,300 | 870,000 | 870,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 301,300 | 0 | 2.2 | 522,900 | 824,200 | 824,200 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 301,300 | 0 | 2.2 | 507,700 | 809,000 | 809,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 289,900 | 0 | 2.2 | 470,900 | 760,800 | 760,800 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| DAVIS RONALD C, | 29578-166 | | 12/19/1998 | | 538,000 | No | No | | | |
| FRANCIS W. LAVE | 8617-114 | | 11/22/1955 | | 17,000 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 1/5/2017 | MEAS/EXT INS | 4 | JG |
| 8/18/2007 | MEAS+INSPCTD | 616 | D MANZELLO |
| 4/7/1999 | MEAS+INSPCTD | 600 | |
| 1/23/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.19955 | Total SF/SM: | 95812.39 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 710,890 | SpI Credit | | Total: | 710,900 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

