

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MCLAIN BRIAN C |
| Owner 2: | MCLAIN AMANDA M |
| Owner 3: | |
| Street 1: | 1 KELLEY LN |
| Street 2: | |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01778-1034 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | DRESSER - JOHN A |
| Owner 2: | DRESSER - JOANNA RIZZO |
| Street 1: | 1 KELLEY LN |
| Twn/City: | WAYLAND |
| St/Prov: | MA Cntry |
| Postal: | 01778-1034 |

NARRATIVE DESCRIPTION

This Parcel contains .071 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R-1 | Single Fam | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Gas: | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------------|
| 132 | UNDEV | | 0.071 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R4 | | | | | | | | | 2,485 | | | | | | 2,500 | Unbuildable |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 132 | 0.071 | | | 2,500 | 2,500 |
| Total Card | 0.071 | | | 2,500 | 2,500 |
| Total Parcel | 0.071 | | | 2,500 | 2,500 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | N/A | /Parcel: N/A |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 132 | FV | | 0 | .071 | 500 | 500 | | Year End Roll | 12/2/2024 |
| 2024 | 132 | FV | | 0 | .071 | 400 | 400 | | Year end | 11/9/2023 |
| 2023 | 132 | FV | | 0 | .071 | 400 | 400 | 400 | Year end | 11/3/2022 |
| 2022 | 132 | FV | | 0 | .071 | 400 | 400 | 400 | Year End Roll | 10/19/2021 |
| 2021 | 132 | FV | | 0 | .071 | 400 | 400 | 400 | Year End Roll | 10/15/2020 |
| 2020 | 132 | FV | | 0 | .071 | 400 | 400 | 400 | Year End Roll | 9/26/2019 |
| 2019 | 132 | FV | | 0 | .071 | 400 | 400 | 400 | Create Final va | 6/4/2019 |
| 2018 | 132 | FV | | 0 | .071 | 400 | 400 | 400 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------------------|
| DRESSER,JOHN A | 63702-420 | | 6/3/2014 | PARTIAL INTR | 1,141,000 | No | No | | |
| HAYES DEVELOPME | 24495-31 | | 4/29/1994 | PARTIAL INTR | 480,000 | No | No | | MOSTLY IN WAYLAND |
| TALL PINES REAL | 22414-27 | | 9/21/1992 | PARTIAL INTR | 675,000 | No | No | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|-----------|
| Prior Id # 1: | 100 14 12 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 14:04:10 |

LAST REV

| Date | Time |
|----------|----------|
| 05/10/25 | 10:41:32 |

| | |
|----------|----|
| meadorse | 38 |
|----------|----|

