

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 65 |        | OXBOW RD, LINCOLN     |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | SOLLNER GERHARD     |
| Owner 2:  | SOLLNER PATRICIA M  |
| Owner 3:  |                     |
| Street 1: | 65 OXBOW ROAD       |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

PREVIOUS OWNER

|           |                    |
|-----------|--------------------|
| Owner 1:  | MACNEIL - JOHN C   |
| Owner 2:  | MACNEIL - MADGE AL |
| Street 1: | 65 OXBOW RD        |
| Twn/City: | LINCOLN            |
| St/Prov:  | MA Cntry           |
| Postal:   | 01773-5014         |

NARRATIVE DESCRIPTION

This parcel contains 2.78 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1985, having primarily WOOD Exterior and 9323 Square Feet, with 2 Units, 6 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R-1  | Single Fam  | 100 | water   | A    | SEPTIC      |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 9.98       | 1.00 | R3    |            |           |        |   |        |   |        |   | 798,400         |           |   |           |        |      | 798,400   |       |
| 101      | ONE FAM     |          | 0.943       |                    | ACRES     | EXCESS ACRE |           | 0          | 35,000.    | 1.00 | R3    |            |           |        |   |        |   |        |   | 33,005          |           |   |           |        |      | 33,000    |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code  | Land Size | Building Value                        | Yard Items | Land Value      | Total Value |
|---|-----------|---------------------------------------|------------|-----------------|-------------|
| 101   | 2.780     | 1,268,600                             | 14,400     | 831,400         | 2,114,400   |
| Total Card 2.780 1,268,600 14,400 831,400 2,114,400   |           |                                       |            |                 |             |
| Total Parcel 2.780 1,268,600 14,400 831,400 2,114,400 |           |                                       |            |                 |             |
| Source: Market Adj Cost                               |           | Total Value per SQ unit /Card: 226.78 |            | /Parcel: 226.78 |             |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 1,168,500  | 13400     | 2.78      | 963,400    | 2,145,300   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 1,155,600  | 13400     | 2.78      | 940,300    | 2,109,300   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 1,000,500  | 13400     | 2.78      | 768,300    | 1,782,200   | 1,782,200     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 842,500    | 18600     | 2.78      | 713,100    | 1,574,200   | 1,574,200     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 793,300    | 18600     | 2.78      | 668,300    | 1,480,200   | 1,480,200     | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 729,700    | 18600     | 2.78      | 692,300    | 1,440,600   | 1,440,600     | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 723,300    | 18600     | 2.78      | 674,700    | 1,416,600   | 1,416,600     | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 723,300    | 18600     | 2.78      | 674,700    | 1,416,600   | 1,416,600     | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| MACNEIL, JOHN   | 68572-240 |      | 12/12/2016 |           | 1,407,000  | No | No  |       |       |
| COUNTRYSIDE EST | 16655-419 |      | 12/20/1985 |           | 760,000    | No | No  |       |       |

BUILDING PERMITS

| Date       | Number     | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|------------|----------|--------|-----|------------|----------|------------|--------------------|
| 12/23/2020 | SH-20-0023 | SHEET MT | 20,000 | C   | 2/5/2021   |          |            | Sheet metal work f |
| 7/30/2019  | R-19-0103  | KITCHEN  | 32,000 | C   | 9/24/2019  |          |            | Kitchen remodel    |
| 8/30/2018  | 7184       | ROOF     | 44,680 | C   |            |          |            | Strip & re-roof dw |
| 8/28/2018  | 7178       | SOLAR PA | 68,082 | C   | 10/10/2018 |          |            | Install solar pane |
| 5/16/2007  | 3685       | MANUAL   |        | C   |            |          |            | tent 6/1-6/4       |
| 8/1/2001   | 2309       | MANUAL   |        | C   | 6/1/2002   |          |            | 3 skylights        |
| 7/23/2001  | 2298       | RENOVATI | 45,000 | C   | 6/1/2002   |          |            | 2nd fl & loft area |
| 6/25/1999  | 1758       | ROOF     | 22,000 | C   | 5/19/2000  |          |            | 5/19/00 100%       |

ACTIVITY INFORMATION

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 6/16/2020 | QUESTIONNAIR | 624 | W Coelho    |
| 8/11/2015 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 4/24/2012 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 6/25/2008 | MEAS+INSPCTD | 25  | D ERSKINE   |
| 6/1/2002  | MEAS/EXT INS | 613 |             |
| 5/19/2000 | MEAS/EXT INS | 610 |             |
| 4/18/1996 | MEAS+INSPCTD | 606 |             |
| 12/5/1990 | INSPECTED    | 601 |             |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

|                |         |
|----------------|---------|
| Prior Id # 1:  | 100 5 1 |
| 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:         |         |

