



Patriot
Properties Inc.

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|----------------------------|
| Owner 1: | BENSON TR NICOLE |
| Owner 2: | MISSIG TR GALEN |
| Owner 3: | BENSON-MISSIG FAMILY TRUST |
| Street 1: | 2 GILES RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | BENSON - NICOLE |
| Owner 2: | MISSIG - GALEN |
| Street 1: | 2 GILES RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This parcel contains .91 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1992, having primarily CLAPBOARD Exterior and 3815 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 39638.8 | | SQUARE FE | PRIME SITE | | 0 | 8.76 | 1.71 | R2 | | | | | | | | | 594,732 | | | | | | 594,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | |
|--------------|-----------|-----------------|------------|---|-------------|-----------|
| 101 | 0.910 | 971,400 | 1,600 | 594,700 | 1,567,700 | |
| Total Card | | 0.910 | 971,400 | 1,600 | 594,700 | 1,567,700 |
| Total Parcel | | 0.910 | 971,400 | 1,600 | 594,700 | 1,567,700 |
| Source: | | Market Adj Cost | | Total Value per SQ unit /Card: 410.97 /Parcel: 410.97 | | |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 894,100 | 1500 | .91 | 588,600 | 1,484,200 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 884,200 | 1500 | .91 | 577,100 | 1,462,800 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 766,400 | 1500 | .91 | 543,100 | 1,311,000 | 1,311,000 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 649,100 | 2300 | .91 | 492,200 | 1,143,600 | 1,143,600 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 600,800 | 2300 | .91 | 424,300 | 1,027,400 | 1,027,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 570,100 | 2300 | .91 | 431,100 | 1,003,500 | 1,003,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 540,800 | 2300 | .91 | 416,900 | 960,000 | 960,000 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 540,800 | 2300 | .91 | 416,900 | 960,000 | 960,000 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-------|
| BENSON,NICOLE | 83640-149 | | 12/31/2024 | CONVENIENC | 99 | No | No | | |
| KAUFMANN,LESLIE | 77910-348 | | 6/1/2021 | | 1,450,000 | No | No | | |
| FRIEDMAN,LESLIE | 66562-218 | | 12/21/2015 | FAMILY | 1 | No | No | | |
| HENDERSON ROBER | 53934-106 | | 12/1/2009 | | 830,000 | No | No | | |
| HENDERSON, ROBE | 24943-414 | | 10/25/1994 | FAMILY | | No | No | | |
| RAGAN RALPH | 20086-62 | | 9/20/1989 | CONVENIENC | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|---------|----------|---------|-----|------------|----------|------------|--------------------|
| 7/19/2018 | 7137 | ROOF | 95,000 | C | | | | Construct a roof o |
| 5/22/2015 | 6087 | MANUAL | 9,000 | C | | | | Sheet metal work t |
| 1/7/2015 | 5991 | RENOVATI | 200,000 | C | 5/27/2015 | | | Finish basement wi |
| 8/7/1996 | 1021-96 | MANUAL | 2,600 | C | 5/24/1997 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/27/2015 | PERMIT VISIT | 619 | DH |
| 11/18/2014 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 6/18/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 10/13/2001 | M&L EXTERIOR | 615 | |
| 5/24/1997 | MEAS/EXT INS | 602 | |
| 4/8/1996 | MEAS+INSPCTD | 606 | |
| 1/7/1994 | FIELDREV CHG | 600 | |
| 11/8/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.90998 Total SF/SM: 39639 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 594,732 Spl Credit Total: 594,700

