

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 7  |        | BOWLES TR, LINCOLN    |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | KELMAN JONATHAN L   |
| Owner 2:  | BOARDMAN PAMELA D   |
| Owner 3:  |                     |
| Street 1: | 7 BOWLES TR         |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-4308 Type:    |

PREVIOUS OWNER

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

NARRATIVE DESCRIPTION

This parcel contains 1.149 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1950, having primarily WOOD SHING Exterior and 3214 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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     |          | 45041       |                    | SQUARE FE | PRIME SITE  |           | 0          | 7.25       | 1.54 | R1    |            |           |        |   |        |   |        |   | 503,964         |           |   |           |        |      | 504,000   |       |
| 101      | ONE FAM     |          | 0.115       |                    | ACRES     | EXCESS ACRE |           | 0          | 35,000.    | 1.00 | R1    |            |           |        |   |        |   |        |   | 4,025           |           |   |           |        |      | 4,000     | ROW   |

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     |           |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|-----------|
| 101                     | 1.149     | 759,100                        | 1,900      | 508,000    | 1,269,000       |           |
| Total Card              |           | 1.149                          | 759,100    | 1,900      | 508,000         | 1,269,000 |
| Total Parcel            |           | 1.149                          | 759,100    | 1,900      | 508,000         | 1,269,000 |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 394.84     | /Parcel: 394.84 |           |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 664,600    | 1800      | 1.149     | 478,800    | 1,145,200   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 651,200    | 1800      | 1.149     | 469,200    | 1,122,200   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 646,800    | 1800      | 1.149     | 490,100    | 1,138,700   | 1,138,700     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 619,800    | 3100      | 1.149     | 443,500    | 1,066,400   | 1,066,400     | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 555,100    | 3100      | 1.149     | 385,800    | 944,000     | 944,000       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 516,000    | 3100      | 1.149     | 333,700    | 852,800     | 852,800       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 502,800    | 3100      | 1.149     | 319,100    | 825,000     | 825,000       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 502,800    | 3100      | 1.149     | 319,100    | 825,000     | 825,000       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor      | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|--------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| SEAN CARMODY | 21230-16  |      | 6/19/1991 |           | 290,000    | No | No  |       |       |

BUILDING PERMITS

| Date       | Number    | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment             |
|------------|-----------|----------|---------|-----|------------|----------|------------|---------------------|
| 7/22/2019  | R-19-0097 | MANUAL   | 4,000   | C   | 9/6/2019   |          |            | Remove & replace e  |
| 10/24/2016 | 6602      | RENOVATI | 9,975   | C   |            |          |            | Bathroom remodel;   |
| 11/14/2012 | 5233      | SOLAR PA | 17,575  | C   |            |          |            | install roof mount  |
| 3/9/2006   | 3372      | SHED     |         | C   |            |          |            | Install a pre-fab   |
| 3/2/2006   | 3368      | MANUAL   |         | C   |            |          |            | install 2 wood bur  |
| 1/25/1999  | 1616      | W/S FLUE |         | C   | 7/1/1999   |          |            |                     |
| 11/12/1997 | 1301      | W/S FLUE |         | C   | 3/25/1998  |          |            | 3/25/98 90% 7/1/981 |
| 7/21/1997  | 1234      | RENOVATI | 150,000 | C   | 7/1/1998   |          |            |                     |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 7/1/2021   | QUESTIONNAIR | 624 | W Coelho  |
| 12/18/2018 | MEAS/EXT INS | 622 | K Cuoco   |
| 12/14/2010 | MEAS/EXT INS | 25  | D ERSKINE |
| 6/27/2006  | MEAS/EXT INS | 50  |           |
| 9/29/2001  | M&L COMPLETE | 613 |           |
| 3/25/1998  | MEAS+INSPCTD | 602 |           |
| 10/30/1995 | MEAS+INSPCTD | 607 |           |

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

|                |          |
|----------------|----------|
| Prior Id # 1:  | 119 11 0 |
| 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:         |          |

