

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 39 | | BYPASS RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CARO JAIME |
| Owner 2: | HUNTING HEIDI ANN |
| Owner 3: | |
| Street 1: | 39 BYPASS RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1201 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | BRINEY LESTER S - |
| Owner 2: | BRINEY WINIFRED S - |
| Street 1: | 39 BYPASS RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1201 |

NARRATIVE DESCRIPTION

This Parcel contains 1.61 ACRES of land mainly classified as C61 10Y

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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------------|
| 601 | C61 10Y | | 1.61 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R2 | | | | | | | | | 56,350 | | | 88 | | | 142 | Unbuildable |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------|-----------------|------------------------------------|------------|--------------|
| 601 | 1.610 | | | 142 | 142 |
| Total Card | | 1.610 | | 142 | 142 |
| Total Parcel | | 1.610 | | 142 | 142 |
| Source: | | Market Adj Cost | Total Value per SQ unit /Card: N/A | | /Parcel: N/A |

| Legal Description | User Acct |
|-------------------|-----------|
| 305 | 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 | 601 | FV | | 0 | 1.61 | 56,350 | 56,350 | | Year End Roll | 12/2/2024 |
| 2024 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | | Year end | 11/9/2023 |
| 2023 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | 192 | Year end | 11/3/2022 |
| 2022 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | 192 | Year End Roll | 10/19/2021 |
| 2021 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | 158 | Year End Roll | 10/15/2020 |
| 2020 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | 4,395 | Year End Roll | 9/26/2019 |
| 2019 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | 4,395 | Create Final va | 6/4/2019 |
| 2018 | 601 | FV | | 0 | 1.61 | 48,300 | 48,300 | 3,494 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|----------------------|
| BRINEY LESTER S | 30406-414 | | 7/9/1999 | PARTIAL INTR | 1,285,000 | No | No | | |
| MACKINNON, JOHN | 25487-299 | | 7/14/1995 | PARTIAL INTR | 935,000 | No | No | | IN CONCORD + LINCOLN |
| MACKINNON JOHN | 19929-179 | | 7/7/1989 | FAMILY | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|----------|----------|--------|-----|------------|----------|------------|---------|
| 12/20/2024 | R-24-242 | INSULATI | | C | | | | |

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-------|-------------|-------------|---------------|-----------|--------|--------|------------|--------|--------|-----|
| Total AC/HA: | 1.61000 | Total SF/SM: | 70132 | Parcel LUC: | 601 C61 10Y | Prime NB Desc | RES CAT 2 | Total: | 56,350 | SpI Credit | 56,208 | Total: | 142 |
|--------------|---------|--------------|-------|-------------|-------------|---------------|-----------|--------|--------|------------|--------|--------|-----|



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 13 19 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: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 15:08:08 |

LAST REV

| Date | Time |
|----------|----------|
| 07/11/25 | 15:11:20 |

| | |
|------|-----|
| apro | 729 |
|------|-----|

!729!

