

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 1  |        | HARVEST CR, LINCOLN   |

OWNERSHIP

|           |                            |
|-----------|----------------------------|
| Owner 1:  | NELP-COMMONS LLC           |
| Owner 2:  | C/O ONE POINT PARTNERS LLC |
| Owner 3:  |                            |
| Street 1: | 35 MAIN STREET SUITE 211C  |
| Street 2: |                            |
| Twn/City: | TOPSFIELD                  |
| St/Prov:  | MA Cntry Own Occ: N        |
| Postal:   | 01983 Type:                |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as APTS >8 with a MULTI-CONV Building built about 2025, having primarily WOOD Exterior and 4644 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 112      | APTS >8     |          | 0           |                    | NO UNITS  | PRIME SITE |           | 0          | 0.         | 0.00 | R5    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value    |
|--------------|-----------------|--------------------------------|------------|------------|----------------|
| 112          | 0.000           | 484,000                        |            |            | 484,000        |
| Total Card   | 0.000           | 484,000                        |            |            | 484,000        |
| Total Parcel | 0.000           | 82,096,000                     |            | 10,010,000 | 92,106,000     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | 104.22     | /Parcel: 98.30 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
|        |     |     |            |           |           |            |             |               |       |      |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-------|
|         |           |      |      |           |            |   |     |       |       |

BUILDING PERMITS

| Date      | Number    | Descrip  | Amount    | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|-----------|----------|-----------|-----|------------|----------|------------|---------|
| 5/28/2024 | R-25-0120 | NEW HOME | 1,047,034 | O   |            |          |            |         |

ACTIVITY INFORMATION

| Date     | Result       | By | Name |
|----------|--------------|----|------|
| 8/4/2025 | INFO FM PRMT | 7  | SB   |

Sign: VERIFICATION OF VISIT NOT DATA

|        |  |            |  |        |  |
|--------|--|------------|--|--------|--|
| Total: |  | SpI Credit |  | Total: |  |
|--------|--|------------|--|--------|--|



**Patriot**  
Properties Inc.

USER DEFINED

|                |         |
|----------------|---------|
| Prior Id # 1:  | 14 16 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 | 15:12:09 |

LAST REV

| Date     | Time     |
|----------|----------|
| 08/07/25 | 10:23:56 |

|      |     |
|------|-----|
| apro | 753 |
|------|-----|

|            |  |
|------------|--|
| Fact Dist: |  |
|------------|--|

|             |  |
|-------------|--|
| Reval Dist: |  |
|-------------|--|

|       |  |
|-------|--|
| Year: |  |
|-------|--|

|             |  |
|-------------|--|
| LandReason: |  |
|-------------|--|

|            |  |
|------------|--|
| BldReason: |  |
|------------|--|

|                |  |
|----------------|--|
| CivilDistrict: |  |
|----------------|--|

|        |  |
|--------|--|
| Ratio: |  |
|--------|--|

