

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 36 |        | DEERHAVEN RD, LINCOLN |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | BOLLI JOHN R        |
| Owner 2:  | BOLLI LYNNE A       |
| Owner 3:  |                     |
| Street 1: | 36 DEERHAVEN RD     |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-1806 Type:    |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | ILIESCU ESTHER - |
| Owner 2:  | -                |
| Street 1: | 36 DEERHAVEN RD  |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773-1806       |

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1965, having primarily WOOD SHING Exterior and 2609 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 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   | 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     |          | 0.063       |                    | ACRES     | EXCESS ACRE |           | 0          | 35,000.    | 1.00 | R3    |            |           |        |   |        |   |        |   | 2,205           |           |   |           |        |      | 2,200     |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code  | Land Size | Building Value                        | Yard Items | Land Value      | Total Value |
|---|-----------|---------------------------------------|------------|-----------------|-------------|
| 101   | 1.900     | 394,600                               | 39,700     | 800,600         | 1,234,900   |
| Total Card 1.900 394,600 39,700 800,600 1,234,900   |           |                                       |            |                 |             |
| Total Parcel 1.900 394,600 39,700 800,600 1,234,900 |           |                                       |            |                 |             |
| Source: Market Adj Cost                             |           | Total Value per SQ unit /Card: 473.36 |            | /Parcel: 473.36 |             |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes           | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025   | 101 | FV  | 373,000    | 37100     | 1.9       | 777,400    | 1,187,500   |               | Year End Roll   | 12/2/2024  |
| 2024   | 101 | FV  | 363,400    | 37100     | 1.9       | 761,900    | 1,162,400   |               | Year end        | 11/9/2023  |
| 2023   | 101 | FV  | 332,300    | 37100     | 1.9       | 701,900    | 1,071,300   | 1,071,300     | Year end        | 11/3/2022  |
| 2022   | 101 | FV  | 280,300    | 46000     | 1.9       | 634,700    | 961,000     | 961,000       | Year End Roll   | 10/19/2021 |
| 2021   | 101 | FV  | 261,000    | 46000     | 1.9       | 561,900    | 868,900     | 868,900       | Year End Roll   | 10/15/2020 |
| 2020   | 101 | FV  | 258,500    | 46000     | 1.9       | 561,900    | 866,400     | 866,400       | Year End Roll   | 9/26/2019  |
| 2019   | 101 | FV  | 234,100    | 46000     | 1.9       | 544,300    | 824,400     | 824,400       | Create Final va | 6/4/2019   |
| 2018   | 101 | FV  | 234,100    | 46000     | 1.9       | 544,300    | 824,400     | 824,400       | Year End Roll   | 9/28/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Notes                          |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|--------------------------------|
| ILIESCU ESTHER, | 1354-100  |      | 6/2/2008  |            | 774,500    | No | No  |       |                                |
| ILIESCU NICHOLA | 1296-140  |      | 3/3/2005  | CONVENIENC |            | 1  | No  | No    | LIFE ESTATE FOR NICOLAE ILIESC |
| THOMAS R. RUSSE | 729-184   |      | 1/19/1967 |            | 44,000     | No | No  |       |                                |

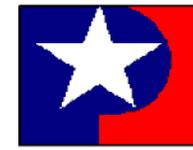
BUILDING PERMITS

| Date      | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 10/1/2018 | 7207   | RENO-ADD | 20,000 | C   |            |          |            | Construct new entr |
| 9/3/2014  | 5886   | RENOVATI | 25,000 | O   | 6/5/2015   |          |            | Alterations to por |
| 5/9/2014  | 5738   | DEMOLITI | 500    | C   |            |          |            | Demolish chimney   |
| 7/29/2013 | 5493   | RENOVATI | 10,000 | C   |            |          |            | replace shingles,  |
| 3/6/2009  | 4132   | GARAGE   | 35,000 | C   | 7/20/2010  |          |            | need to remove % c |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 7/17/2019  | PERMIT VISIT | 623 | M Larson  |
| 11/27/2018 | PERMIT VISIT | 622 | K Cuoco   |
| 6/5/2015   | PERMIT VISIT | 619 | DH        |
| 7/20/2010  | PERMIT VISIT | 25  | D ERSKINE |
| 6/30/2009  | PERMIT VISIT | 25  | D ERSKINE |
| 2/26/2009  | MEAS+INSPCTD | 100 |           |
| 8/4/2008   | MEAS/EXT INS | 25  | D ERSKINE |
| 8/25/2001  | M&L COMPLETE | 613 |           |
| 3/11/1996  | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

|                |         |
|----------------|---------|
| Prior Id # 1:  | 24 26 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:         |         |

