

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------|
| 203 | | SANDY POND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MA FEI |
| Owner 2: | SHEN PING |
| Owner 3: | |
| Street 1: | 203 SANDY POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1802 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | STYLES - KEVIN |
| Owner 2: | STYLES - NANCY |
| Street 1: | 203 SANDY POND RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1802 |

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1988, having primarily CLAPBOARD Exterior and 7518 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 10 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 11.98 | 1.00 | R4 | | | | | | | | | 958,400 | | | | | | 958,400 | |
| 101 | ONE FAM | | 0.063 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R4 | | | | | | | | | 2,205 | | | | | | 2,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--|-----------|--------------------------------|------------|------------|-----------------|
| 101 | 1.900 | 1,185,500 | 3,300 | 960,600 | 2,149,400 |
| Total Card 1.900 1,185,500 3,300 960,600 2,149,400 | | | | | |
| Total Parcel 1.900 1,185,500 3,300 960,600 2,149,400 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 285.90 | /Parcel: 285.90 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,526,700 | 3100 | 1.9 | 932,600 | 2,462,400 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,474,500 | 3100 | 1.9 | 913,900 | 2,391,500 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,286,000 | 3100 | 1.9 | 741,900 | 2,031,000 | 2,031,000 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 1,080,500 | 3600 | 1.9 | 686,700 | 1,770,800 | 1,770,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,430,300 | 3600 | 1.9 | 641,900 | 2,075,800 | 2,075,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,938,900 | 3600 | 1.9 | 665,900 | 2,608,400 | 2,608,400 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 2,115,200 | 3600 | 1.9 | 648,300 | 2,767,100 | 2,767,100 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 2,115,200 | 3600 | 1.9 | 648,300 | 2,767,100 | 2,767,100 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| STYLES,KEVIN | 1561-180 | | 8/25/2020 | | 1,700,000 | No | No | | |
| KEARNEY J KENNE | 1226-103 | | 8/28/2000 | | 1,850,000 | No | No | | |
| KEARNEY, J. KEN | 1130-199 | | 8/15/1994 | FAMILY | | 1 | No | No | |
| MUCCHETTI STEPH | 1112-199 | | 7/2/1993 | | 870,000 | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|-------------------|
| 11/27/2017 | 6920 | MANUAL | 2,450 | C | | | | Insulate one room |
| 8/3/1993 | 303 | RENOVATI | 20,000 | C | 7/7/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/17/2016 | MEAS/EXT INS | 4 | JG |
| 7/31/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 10/8/2001 | M&L COMPLETE | 613 | |
| 3/13/1996 | MEAS+INSPCTD | 606 | |
| 7/7/1995 | INSPECTED | 600 | |
| 6/14/1994 | FIELDREV CHG | 600 | |
| 12/9/1993 | INSPECTED | 600 | |
| 12/6/1990 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|---------|
| Prior Id # 1: | 25 20 2 |
| 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: | |

