



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 70 | | CAMBRIDGE TP, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | FONG PEGGY |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 18 ARBOR LANE |
| Street 2: | |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01890 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | MRUGALA - ANTHONY J |
| Owner 2: | - |
| Street 1: | 2 HORSES CROSSING |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1912 |

NARRATIVE DESCRIPTION

This Parcel contains .49 ACRES of land mainly classified as OUT BLD

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z | R1 | Residential | 100 | U | A | SEPTIC |
| o | | | | t | | |
| n | | | | l | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Traffic | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 106 | OUT BLD | | 0.49 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R1 | | | | | | | | | 14,700 | | | | | | 14,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 106 | | 49,200 | 0.490 | 14,700 | 63,900 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | N/A | /Parcel: | N/A | Insp Date |
| | | | | | | Land Unit Type: | 05/15/14 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 106 | FV | | 49200 | .49 | 11,000 | 60,200 | 60,200 | Year End Roll | 9/26/2019 |
| 2019 | 106 | FV | | 49200 | .49 | 10,300 | 59,500 | 59,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 106 | FV | | 49200 | .49 | 10,300 | 59,500 | 59,500 | Year End Roll | 9/28/2017 |
| 2017 | 106 | FV | | 49200 | .49 | 10,300 | 59,500 | 59,500 | Year End Roll | 9/29/2016 |
| 2016 | 106 | FV | | 49200 | .49 | 10,300 | 59,500 | 59,500 | Year End Roll | 1/14/2016 |
| 2015 | 106 | FV | | 49200 | .49 | 10,300 | 59,500 | 59,500 | Year End | 10/2/2014 |
| 2014 | 106 | FV | | 46600 | .49 | 11,800 | 58,400 | 58,400 | Year End Roll | 1/23/2014 |
| 2013 | 106 | FV | | 46600 | .58 | 17,400 | 64,000 | 64,000 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| MRUGALA,ANTHONY | 72781-65 | | 6/18/2019 | MULTI-PARCEL | 600000 | No | No | | | |
| MRUGALA FRANCES | 14725-587 | | 9/13/1982 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|----|-----------|
| 5/15/2014 | MEAS/EXT INS | 25 | D ERSKINE |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|--------|------------|--------|--------|
| Total AC/HA: | 0.49000 | Total SF/SM: | 21344.40 | Parcel LUC: | 106 | OUT BLD | Prime NB Desc | RES CAT 1 | Total: | 14,700 | SpI Credit | Total: | 14,700 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|--------|------------|--------|--------|

