



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | GARLAND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | LEE JEREMIAH |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 15 GARLAND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-1816 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | MITCHELL - KENNETH |
| Owner 2: | MITCHELL - TARA LYNN |
| Street 1: | 15 GARLAND RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1816 |

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|-------------|-----|---------|------|--------|
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8. | 1.000 | R4 | | | | | | | | | 640,000 | | | | | | 640,000 | |
| 101 | ONE FAM | | 0.363 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 10,890 | | | | | | 10,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 1,215,500 | 11,300 | 2.200 | 650,900 | 1,877,700 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 242.57 | | | | | | /Parcel: 242.57 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 1,205,500 | 11300 | 2.2 | 674,900 | 1,891,700 | 1,891,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,095,000 | 11300 | 2.2 | 657,300 | 1,763,600 | 1,763,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,095,000 | 11300 | 2.2 | 657,300 | 1,763,600 | 1,763,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,066,200 | 11300 | 2.2 | 650,900 | 1,728,400 | 1,728,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,026,400 | 11300 | 2.2 | 632,500 | 1,670,200 | 1,670,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 1,356,000 | 11300 | 2.2 | 586,100 | 1,953,400 | 1,953,400 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 1,268,000 | 11300 | 2.2 | 546,900 | 1,826,200 | 1,826,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 1,242,900 | 11300 | 2.16 | 529,700 | 1,783,900 | 1,783,900 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| MITCHELL,KENNET | 1455-105 | | 7/1/2014 | | 1690000 | No | No | | | |
| MITCHELL KENNET | 1293-167 | | 12/6/2004 | CONVENIENC | 100 | No | No | | | |
| BROWN ALBERT H, | 1281-69 | | 3/1/2004 | | 1875000 | No | No | | | |
| TERRELL, DOROTH | 1444-156 | | 8/15/1995 | CONVENIENC | 0 | No | No | | | |
| YU, SHENG HSIUN | 1144-155 | | 8/15/1995 | | 1300000 | No | No | | | |
| J + M REALTY TR | 1044-48 | | 5/23/1988 | | 1250000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/26/2012 | 5210 | SOLAR PA | 22,000 | C | | | | install roof mount |
| 8/21/1997 | 1260 | WDK | 8,000 | C | 3/17/1998 | | | 3/17/98 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 4/12/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 11/17/2010 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/11/2005 | MEAS/EXT INS | 600 | |
| 9/10/2001 | M&L COMPLETE | 613 | |
| 3/17/1998 | MEAS/EXT INS | 602 | |
| 2/5/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 2.19955 | Total SF/SM: | 95812.39 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 650,890 | Spl Credit | | Total: | 650,900 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

