



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 27 | | CANAAN DR, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BRIEDIS TR JOHN |
| Owner 2: | BRIEDIS TR IRENE |
| Owner 3: | IVY REALTY TRUST |
| Street 1: | 27 CANAAN DR |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 11.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1941, Having Primarily BRICK VENTR Exterior and MEMBRANE Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

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

PROPERTY FACTORS

| Item | Code | Descp | % | Item | Code | Descp |
|------------|------|--------------|-----|---------|------|--------|
| Z | LC | Historic Dst | | U | A | SEPTIC |
| o | R1 | Residential | 100 | 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 | 12. | 1.000 | R6 | | | | | | | | | 960,000 | | | | | | 960,000 | |
| 101 | ONE FAM | | 6.633 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R6 | | | | | | | | | 198,990 | | | | | | 199,000 | |
| 101 | ONE FAM | | 2.73 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R6 | | | | | | | | | 16,380 | | | | | | 16,400 | Unbuildable |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|---|
| 101 | 824,000 | 16,500 | 11.200 | 1,175,400 | 2,015,900 | 1/8 interest in common land parcels 44-4-0 and 44-4-6 |
| Total Card | | | | | | Entered Lot Size |
| Total Parcel | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | Land Unit Type: |
| Total Value per SQ unit /Card: 312.58 | | | | | | /Parcel: 312.58 |

| User Acct | 0 |
|-----------|----------|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 09/11/13 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 810,000 | 16500 | 11.2 | 1,135,400 | 1,961,900 | 1,961,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 826,000 | 16500 | 11.2 | 1,110,600 | 1,953,100 | 1,953,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 826,000 | 16500 | 11.2 | 1,110,600 | 1,953,100 | 1,953,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 775,600 | 16500 | 11.2 | 1,110,600 | 1,902,700 | 1,902,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 759,800 | 16500 | 11.2 | 1,084,200 | 1,860,500 | 1,860,500 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 739,400 | 16500 | 11.2 | 1,020,200 | 1,776,100 | 1,776,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 689,400 | 16500 | 11.2 | 1,007,400 | 1,713,300 | 1,713,300 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 675,700 | 16500 | 11.27 | 983,800 | 1,676,000 | 1,676,000 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|---|-----|-------|-----------------|-------|
| BRIEDIS JOHN/IR | 23705-22 | | 9/28/1993 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|-----------------|
| 5/24/2010 | 4470 | TEMPORAR | | C | | | | Tent 6/3 to 6/7 |
| 11/12/2003 | 2814 | ROOF | | C | | | | garage |
| 10/16/2001 | 2367 | ROOF | | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 9/11/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 6/21/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 11/25/2000 | M&L COMPLETE | 609 | |
| 11/6/1995 | MEAS+INSPCTD | 607 | |
| 11/6/1995 | MEAS+INSPCTD | 607 | |
| 11/6/1995 | MEAS+INSPCTD | 607 | |
| 1/7/1994 | INSPECTED | 600 | |
| 1/24/1992 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

