



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 44 | | CODMAN RD, LINCOLN |

OWNERSHIP

Owner 1: SOC FOR PRES OF NE ANTIQUITIES
 Owner 2:
 Owner 3:
 Street 1: 141 CAMBRIDGE ST
 Street 2:
 Twn/City: BOSTON
 St/Prov: MA Cntry Own Occ: N
 Postal: 02114-2711 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CONVENT'NL Building Built about 1897, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 2 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 | | | | I | | |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 905 | CHARITY | | 15.23 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 456,900 | | | | | | 456,900 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|
| 905 | 57,600 | | 15.230 | 456,900 | 514,500 |
| | | | | | |
| Total Card | 57,600 | | 15.230 | 456,900 | 514,500 |
| Total Parcel | 107,600 | | 15.730 | 1,082,200 | 1,189,800 |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 392.15 | | /Parcel: 594.99 | | |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 08/06/13 |

PREVIOUS ASSESSMENT

Parcel ID 161 22 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
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SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-----------------|-------|
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PAT ACCT.

| Date | Time |
|----------|----------|
| 10/22/20 | 18:16:17 |
| Date | Time |
| 04/09/14 | 11:05:09 |
| brennanp | |
| 2109 | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/18/2013 | 5578 | TEMPORAR | | C | | | | tent 10/25-10/27 |
| 8/20/2013 | 5519 | TEMPORAR | | C | | | | tent 9/13 to 9/16 |
| 8/5/2013 | 5503 | TEMPORAR | | C | | | | tent 8/16 to 8/19 |
| 7/17/2013 | 5479 | TEMPORAR | | C | | | | tent 7/24 to 7/29 |
| 9/8/2009 | 4262 | TEMPORAR | | C | | | | tent 10/16 to 10/1 |
| 9/8/2009 | 4261 | TEMPORAR | | C | | | | tent 10/9 to 10/11 |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 8/6/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/2/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 1/25/1996 | MEAS+INSPCTD | 606 | |
| | | | |
| | | | |
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA

