



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 207 | | CONCORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | DARNALL GREGORY M |
| Owner 2: | DARNALL ERICA R |
| Owner 3: | |
| Street 1: | 207 CONCORD RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------------|
| Owner 1: | HALLSTROM - THEODORE A |
| Owner 2: | HALLSTROM - ELIZABETH L |
| Street 1: | 207 CONCORD RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-5112 |

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 | | 64904.39844 | | SQUARE FE | PRIME SITE | | 0 | 6.25 | 1.163 | R2 | | | | | | | | | 471,696 | | | | | | 471,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 684,200 | 10,300 | 1.490 | 471,700 | 1,166,200 |
| Total Card | | 684,200 | 10,300 | 1.490 | 471,700 |
| Total Parcel | | 684,200 | 10,300 | 1.490 | 471,700 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 263.70 | /Parcel: 263.70 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |
| Insp Date | 05/06/14 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 614,400 | 10300 | 1.49 | 479,200 | 1,103,900 | 1,103,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 572,100 | 10300 | 1.49 | 463,400 | 1,045,800 | 1,045,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 572,100 | 10300 | 1.49 | 463,400 | 1,045,800 | 1,045,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 561,900 | 10300 | 1.49 | 449,800 | 1,022,000 | 1,022,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 550,900 | 10300 | 1.49 | 449,800 | 1,011,000 | 1,011,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 530,700 | 10300 | 1.49 | 381,100 | 922,100 | 922,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 471,000 | 10300 | 1.49 | 341,900 | 823,200 | 823,200 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 461,300 | 10300 | 1.49 | 332,100 | 803,700 | 803,700 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| HALLSTROM,THEOD | 61518-307 | | 4/1/2013 | | 965000 | No | No | | | |
| OTTENBERG JOHN | 42180-546 | | 3/5/2004 | | 985000 | No | No | | | |
| CAREY WILLIAM C | 27498-381 | | 7/22/1997 | | 620000 | No | No | | | |
| MARPLE, G/RUTTE | 25023-339 | | 11/29/1994 | | 565000 | No | No | | | |
| MORENCY ALFRED | 18466-545 | | 8/7/1987 | | 506000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 4/3/2013 | 5355 | RENOVATI | 10,000 | C | 5/6/2014 | | | remove a non-beari |
| 7/23/2007 | 3728 | RENOVATI | 7,500 | C | 6/24/2008 | | | remodel 2nd fl bat |
| 10/28/2005 | 3305 | ROOF | | C | | | | |
| 7/20/2004 | 2977 | ROOF | | C | 5/14/2005 | | | |
| 3/14/2004 | 2861 | RENOVATI | 90,000 | C | 6/19/2004 | | | rem kit 2 hlf bth |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 5/6/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 3/25/2014 | SALES INSP | 618 | G BOURGAULT |
| 6/24/2008 | MEAS/EXT INS | 100 | |
| 5/14/2005 | MEAS+INSPCTD | 615 | |
| 6/19/2004 | MEAS/EXT INS | 615 | |
| 5/20/1996 | MEAS+INSPCTD | 606 | |
| 1/27/1996 | MEAS/EXT INS | 606 | |
| 7/17/1995 | MEAS/EXT INS | 600 | |
| 10/1/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 5 - CAPE |
| Sty Ht: | 1T - 1T |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 1 - WOOD SHING |
| Sec Wall: | 9 - STONE 10% |
| Roof Struct: | 1 - GABLE |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

BATH FEATURES

| | | | |
|------------|---|---------|------|
| Full Bath: | 4 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 3 | Rating: | GOOD |

COMMENTS

GREENHOUSE AND SHED ATTD

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | B+ - GOOD (+) | | |
| Year Blt: | 1956 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

OTHER FEATURES

| | | | |
|---------|---|---------|-----------|
| Kits: | 1 | Rating: | VERY GOOD |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | GOOD |
| WSFlue: | | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | |
| Name: | |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|---|-------|----|----|----|----|----|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 1 | | | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RM: | 11 | BR: | 5 | Bath: | 4 | HB | | | | | |

INTERIOR INFORMATION

| | |
|---------------|--------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - PLASTER |
| Sec Int Wall: | % |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Bsmnt Gar: | 2 |

DEPRECIATION

| | | |
|-------------|----------------|-------|
| Phys Cond: | VG - Very Good | 15.% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 15.3% |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| | | | |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1 | 11 | 5 | |
| Totals | | | |
| 1 | 11 | 5 | |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 95.00 |
| Size Adj.: | 0.92577267 |
| Const Adj.: | 1.02611995 |
| Adj \$ / SQ: | 90.246 |
| Other Features: | 110250 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.0000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 807806 |
| Depreciation: | 123594 |
| Depreciated Total: | 684212 |

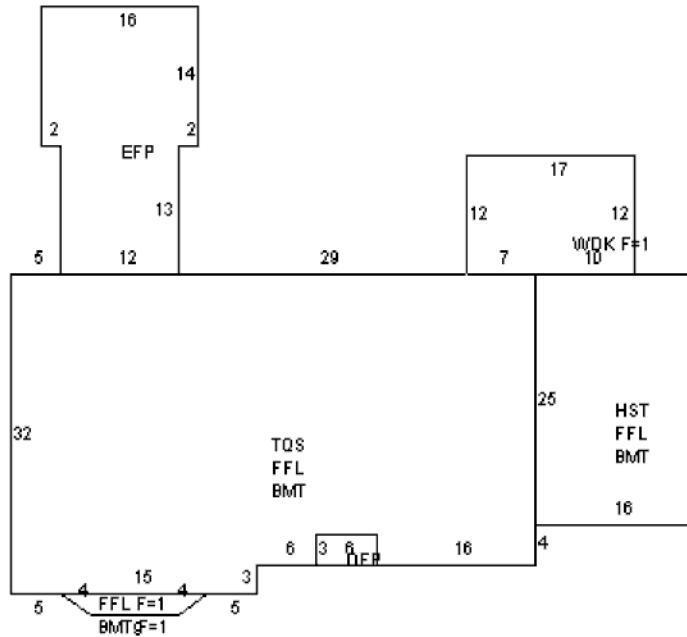
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| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.0000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 807806 |
| Depreciation: | 123594 |
| Depreciated Total: | 684212 |

COMPARABLE SALES

| | | | | |
|-------------------|-----------|--------------|---------|-------------|
| Rate | Parcel ID | Typ | Date | Sale Price |
| | | | | |
| WtAv\$/SQ: | | AvRate: | Ind.Val | 893004.4025 |
| Juris. Factor: | | Val/Su Fin: | 154.69 | |
| Special Features: | 0 | Val/Su Net: | 113.39 | |
| Final Total: | 684200 | Val/Su SzAd: | 200.44 | |

SKETCH



SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 25 | GRNHSE-G | D | Y | 1 | 14x28 | A | AV | 1956 | 57.80 | T | 60 | 101 | | | 9,100 | | | 9,100 |
| 2 | SHED/FR | D | Y | 1 | 14x18 | A | AV | 1956 | 15.00 | T | 70 | 101 | | | 1,100 | | | 1,100 |
| 95 | SAUNA | D | Y | 1 | | A | AV | 1980 | 110.00 | B | 15.3 | 101 | | | 100 | | | 100 |

PARCEL ID

| |
|----------|
| 173 66 0 |
|----------|

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT | BASEMENT | 2,018 | 33.840 | 68,293 | |
| FFL | 1ST FLOOR | 2,018 | 90.250 | 182,116 | |
| TQS | 3/4 STORY | 1,196 | 90.250 | 107,889 | |
| EFP | ENCL PORCH | 380 | 36.000 | 13,680 | |
| WDK | WOOD DECK | 204 | 21.240 | 4,332 | |
| HST | HALF STORY | 200 | 90.250 | 18,049 | |
| OPF | OPEN PORCH | 18 | 15.000 | 270 | |
| Net Sketched Area: | | 6,034 | Total: | 394,629 | |
| Size Ad | 3413.5 | Gross Area | 6632 | FinArea | 4423 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | RRM | 50 | A | 0 |

IMAGE



AssessPro Patriot Properties, Inc