

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 10 |        | GILES RD, LINCOLN     |

OWNERSHIP

|           |                     |
|-----------|---------------------|
| Owner 1:  | SZETO SUSANNA       |
| Owner 2:  | LEONG JOSEPH C      |
| Owner 3:  |                     |
| Street 1: | 10 GILES RD         |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-5109 Type:    |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | LEONG JOSEPH C - |
| Owner 2:  | SZETO SUZANNA -  |
| Street 1: | 10 GILES RD      |
| Twn/City: | LINCOLN          |
| St/Prov:  | MA Cntry         |
| Postal:   | 01773-5109       |

NARRATIVE DESCRIPTION

This Parcel contains 1.22 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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     |          | 53143       |                    | SQUARE FE | PRIME SITE |           | 0          | 6.78       | 1.354 | R3    |            |           |        |   |        |   |        |   | 487,773         |           |   |           |        |      | 487,800   | NO EXPANSION POS |

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Building Value | Yard Items | Land Size                      | Land Value | Total Value | Legal Description | User Acct |                 |                  |  |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|-----------------|------------------|--|
| 101                     | 131,000        |            | 1.220                          | 487,800    | 618,800     | 2052              | 0         |                 |                  |  |
|                         |                |            |                                |            |             |                   | GIS Ref   |                 |                  |  |
|                         |                |            |                                |            |             |                   | GIS Ref   |                 |                  |  |
| Total Card              |                |            |                                |            | 131,000     | 1.220             | 487,800   | 618,800         | Entered Lot Size |  |
| Total Parcel            |                |            |                                |            | 131,000     | 1.220             | 487,800   | 618,800         | Total Land:      |  |
| Source: Market Adj Cost |                |            | Total Value per SQ unit /Card: |            | 364.43      | /Parcel:          | 364.43    | Land Unit Type: |                  |  |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 131,000    | 0         | 1.22      | 487,800    | 618,800     | 618,800       | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 129,400    | 0         | 1.22      | 460,400    | 589,800     | 589,800       | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 127,800    | 0         | 1.22      | 446,800    | 574,600     | 574,600       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 136,500    | 0         | 1.22      | 413,700    | 550,200     | 550,200       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 130,200    | 0         | 1.22      | 370,500    | 500,700     | 500,700       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 127,000    | 0         | 1.22      | 359,700    | 486,700     | 486,700       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 127,000    | 0         | 1.22      | 395,700    | 522,700     | 522,700       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 131,800    | 0         | 1.22      | 402,200    | 534,000     | 534,000       | Year End      | 2/10/2011  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| LEONG JOSEPH C, | 30403-447 |      | 6/26/1999 | CONVENIENC |            | 1  | No  | No    |                 |       |
| SMITH THEODORE  | 13248-130 |      | 7/28/1977 |            | 74500      | No | No  |       |                 |       |

BUILDING PERMITS

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 5/13/2016 | 6436   | SOLAR PA | 48,072 | C   | 7/18/2016  |          |          | install solar pane |
| 5/12/2011 | 4728   | FENCE    |        | C   |            |          |          | install black viny |
| 8/12/1993 | 311    | DEMOLITI |        | C   | 12/22/1993 |          |          |                    |
| 8/11/1993 | 310    | ADDITION | 40,000 | C   | 12/22/1993 |          |          |                    |

ACTIVITY INFORMATION

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 10/21/2014 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 6/18/2008  | MEAS/EXT INS | 25  | D ERSKINE   |
| 10/13/2001 | M&L EXTERIOR | 615 | D VELUTTI   |
| 4/4/1996   | MEAS/EXT INS | 606 | J SMITH     |
| 8/25/1995  | PERMIT VISIT | 606 | J SMITH     |
| 12/22/1993 | LEFT NOTICE  | 600 | PA          |
| 9/1/1992   | INSPECTED    | 601 | PAUL MARSH  |

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Type:         | 19 - RANCH     |
| Sty Ht:       | 1 - 1          |
| (Liv) Units:  | 1 Total: 1     |
| Foundation:   | 1 - CONCRETE   |
| Frame:        | 1 - WOOD       |
| Prime Wall:   | 1 - WOOD SHING |
| Sec Wall:     |                |
| Roof Struct:  | 1 - GABLE      |
| Roof Cover:   | 1 - ASPHALT    |
| Color:        |                |
| View / Desir: |                |

**BATH FEATURES**

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

**COMMENTS**

**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:   | 7      | BR:     | 3 | Baths: | 2  | HB |    |    |    |   |   |

**OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | AVERAGE |
| A Kits: |   | Rating: |         |
| Frpl:   | 1 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

|               |             |             |  |
|---------------|-------------|-------------|--|
| Grade:        | C - AVERAGE |             |  |
| Year Blt:     | 1954        | Eff Yr Blt: |  |
| Alt LUC:      |             | Alt %:      |  |
| Jurisdct:     |             | Fact:       |  |
| Const Mod:    |             |             |  |
| Lump Sum Adj: | -27900      |             |  |

**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:    |                |              |    |
| Electric:     | 3 - TYPICAL    |              |    |
| Insulation:   | 2 - TYPICAL    |              |    |
| Int vs Ext:   | S              |              |    |
| Heat Fuel:    | 1 - OIL        |              |    |
| Heat Type:    | 1 - FORCED H/A |              |    |
| # Heat Sys:   | 1              |              |    |
| % Heated:     | 100            | % AC:        | 25 |
| Solar HW:     | Yes            | Central Vac: | NO |
| % Com Wal:    | 0              | % Sprinkled: | 0  |

**DEPRECIATION**

|             |              |       |
|-------------|--------------|-------|
| Phys Cond:  | AV - Average | 31.0% |
| Functional: |              |       |
| Economic:   |              |       |
| Special:    |              |       |
| Override:   |              |       |
| Total:      |              | 31.0% |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 75.00      |
| Size Adj.:         | 1.10335684 |
| Const Adj.:        | 1.01999998 |
| Adj \$ / SQ:       | 84.407     |
| Other Features:    | 41774      |
| Grade Factor:      | 1.00       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 230259     |
| Depreciation:      | 71380      |
| Depreciated Total: | 158879     |

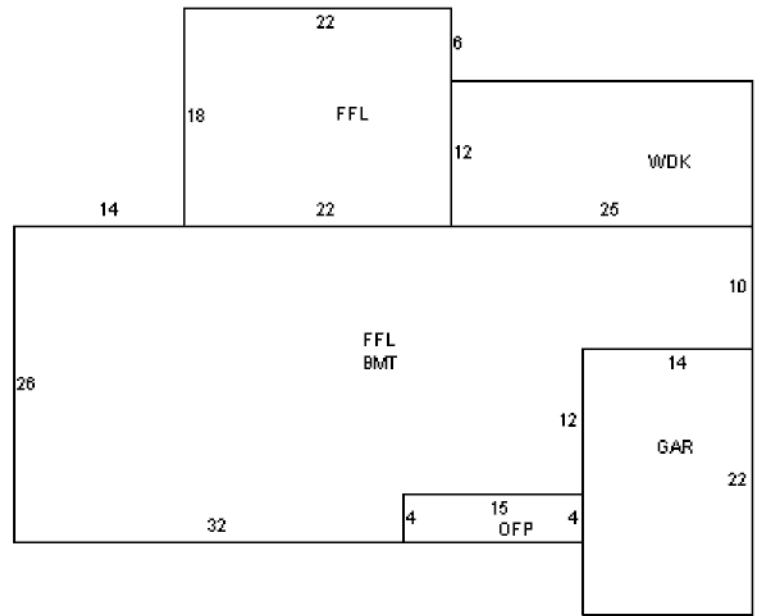
**REMODELING**

|            |      |
|------------|------|
| Exterior:  |      |
| Interior:  |      |
| Additions: | 1986 |
| Kitchen:   | 1994 |
| Baths:     |      |
| Plumbing:  |      |
| Electric:  | 1986 |
| Heating:   |      |
| General:   |      |

**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 7   | 3   |    |
| Totals  |     |     |    |
| 1       | 7   | 3   |    |

**SKETCH**



**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 1,698      | 84.410    | 143,323      |      |
| BMT                | BASEMENT    | 1,302      | 21.100    | 27,474       |      |
| GAR                | GARAGE      | 308        | 36.000    | 11,088       |      |
| WDK                | WOOD DECK   | 300        | 19.000    | 5,700        |      |
| OFFP               | OPEN PORCH  | 60         | 15.000    | 900          |      |
| Net Sketched Area: |             | 3,668      | Total:    | 188,485      |      |
| Size Ad            | 1698        | Gross Area | 3668      | FinArea      | 1698 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |

**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 |  |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|--|
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |  |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |  |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |  |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |  |

**PARCEL ID**

173 29 0

**IMAGE**



AssessPro Patriot Properties, Inc