



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	RISSER TR THOMAS A
Owner 2:	
Owner 3:	RISSER REALTY TRUST
Street 1:	70 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	RISSER THOMAS A -
Owner 2:	-
Street 1:	70 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2009, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 15 Rooms, and 6 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									960						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,097,900	16,200	1.997	647,400	2,761,500		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 335.88						/Parcel: 335.88	Insp Date
							06/27/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,097,900	16200	1.997	647,400	2,761,500	2,761,500	Year End Roll	9/28/2017
2017	101	FV	1,965,500	16200	1.997	641,000	2,622,700	2,622,700	Year End Roll	9/29/2016
2016	101	FV	1,933,200	16200	1.997	622,600	2,572,000	2,572,000	Year End Roll	1/14/2016
2015	101	FV	1,880,000	16200	1.997	576,200	2,472,400	2,472,400	Year End	10/2/2014
2014	101	FV	1,738,300	16200	1.997	537,000	2,291,500	2,291,500	Year End Roll	1/23/2014
2013	101	FV	1,702,800	16200	1.997	521,000	2,240,000	2,240,000	Year End Roll	10/25/2012
2012	101	FV	1,530,400	14100	2.	529,600	2,074,100	2,074,100	Year End	1/26/2012
2011	101	FV	882,700	14100	2.	538,200	1,435,000	1,435,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RISSER THOMAS A	38030-276		2/19/2003	CONVENIENC		1	No	No		
RISSER THOMAS A	38030-258		2/19/2003	CONVENIENC		1	No	No		
RISSER THOMAS A	29191-571		10/6/1998	CONVENIENC		1	No	No		
LINDSAY FRANKLI	16415-359		9/6/1985		675000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/22/2009	4362	MANUAL		C	7/22/2010			replacement of con
6/1/2009	4193	DEMOLITI		C				demo exist house e
5/29/2009	4191	RENO-ADD	1,999,000	C	6/30/2006			demo part of dwell

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	D VELUTTI
11/30/1995	MEAS+INSPCTD	607	D KEARLY
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
12/6/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
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:		

GENERAL INFORMATION

Grade:	A+	- EXCELLENT	
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T	20%
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3	- TYPICAL	
Insulation:			
Int vs Ext:			
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.84761256
Const Adj.:	1.02399993
Adj \$ / SQ:	78.984
Other Features:	81878
Grade Factor:	2.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2082886
Depreciation:	0
Depreciated Total:	2082886

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	15	BR	6	Bath	4	HB	2				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	15	6	1
Totals			
1	15	6	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

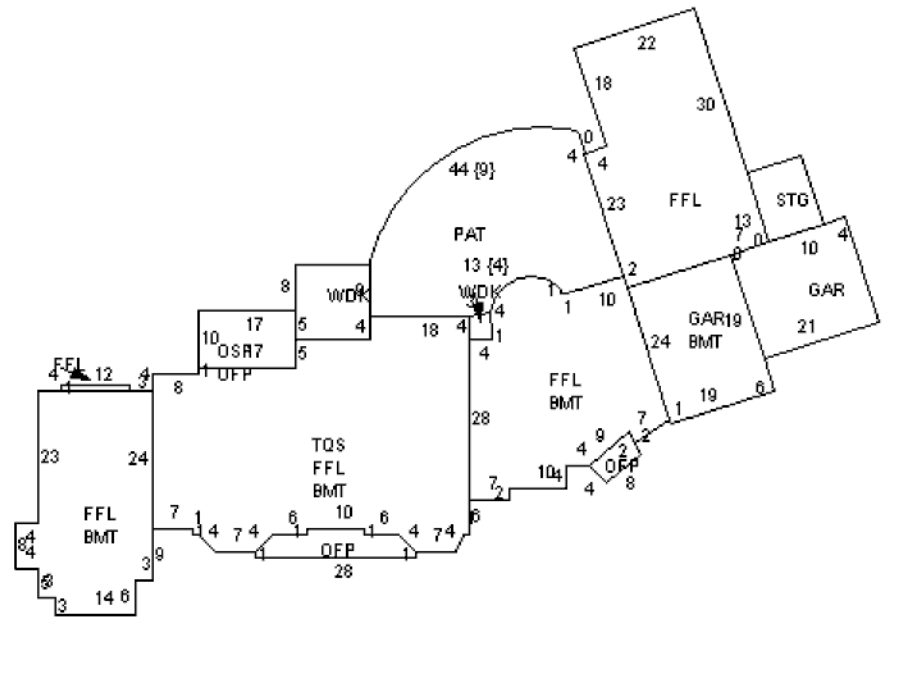
WtAv\$/SQ: AvRate: Ind.Val 1540033.705

Juris. Factor: Val/Su Fin: 255.16

Special Features: 15000 Val/Su Net: 160.80

Final Total: 2097900 Val/Su SzAd: 341.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,733	78.980	373,831	
BMT	BASEMENT	4,150	29.620	122,919	
TQS	3/4 STORY	1,414	78.980	111,664	
PAT	PATIO	1,071	7.000	7,497	
GAR	GARAGE	874	36.000	31,464	
QFP	OPEN PORCH	320	15.000	4,800	
WDK	WOOD DECK	185	21.950	4,061	
OSP	SCRN PORCH	170	22.500	3,825	
Net Sketched Area:		13,047	Total:	662,011	
Size Ad	6146.75	Gross Area	13518	FinArea	8222

SUB AREA DETAIL

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

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
27	TENNIS C	D	Y	1	100x55	G	AV	1988	5.11	T	50	101			14,100			14,100
99	RQT BALL	D	S	1		A	AV	1988	15,000.00	B	0	101			15,000			15,000
19	PATIO	D	Y	1	12x30	A	AV	2009	7.00	T	15	101			2,100			2,100

More:	N	Total Yard Items:	16,200	Total Special Features:	15,000	Total:	31,200
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IMAGE

AssessPro Patriot Properties, Inc

