



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PERLMUTTER STEVEN P
Owner 2:	PERLMUTTER TERRY E
Owner 3:	
Street 1:	90 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3837 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.467 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1976, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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 Influ	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		0.63		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,780						3,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	655,700		2.467	650,200	1,305,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 279.78						/Parcel: 279.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	655,700	0	2.467	650,200	1,305,900	1,305,900	Year End Roll	9/28/2017
2017	101	FV	645,000	0	2.467	643,800	1,288,800	1,288,800	Year End Roll	9/29/2016
2016	101	FV	626,200	0	2.467	625,400	1,251,600	1,251,600	Year End Roll	1/14/2016
2015	101	FV	608,000	0	2.467	579,000	1,187,000	1,187,000	Year End	10/2/2014
2014	101	FV	559,400	0	2.467	539,800	1,099,200	1,099,200	Year End Roll	1/23/2014
2013	101	FV	547,200	0	2.467	523,800	1,071,000	1,071,000	Year End Roll	10/25/2012
2012	101	FV	576,900	0	2.47	540,200	1,117,100	1,117,100	Year End	1/26/2012
2011	101	FV	714,100	0	2.47	549,000	1,263,100	1,263,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HORN MICHAEL C	17202-495		7/15/1986		515000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2017	6914	WINDOWS	4,900	C				Install 3 replacem
7/14/2014	5825	WINDOWS	9,850					
8/30/2011	4841	WINDOWS	8,832	C				remove 6 windows &
9/22/2010	4568	ROOF		C				strip and re-roof
11/27/2006	3575	MANUAL		C				replace wood stove
11/12/1997	1302	W/S FLUE		C	3/3/1998			
1/17/1996	884-96	ADDITION	130,000	C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
7/19/2007	MEAS/EXT INS	616	D MANZELLO
3/3/1998	MEAS/EXT INS	602	D TUCKER
6/23/1997	MEAS/EXT INS	602	D TUCKER
6/28/1996	MEAS+INSPCTD	600	PA
12/7/1995	MEAS+INSPCTD	607	D KEARLY
1/21/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	26	- WOOD 50%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

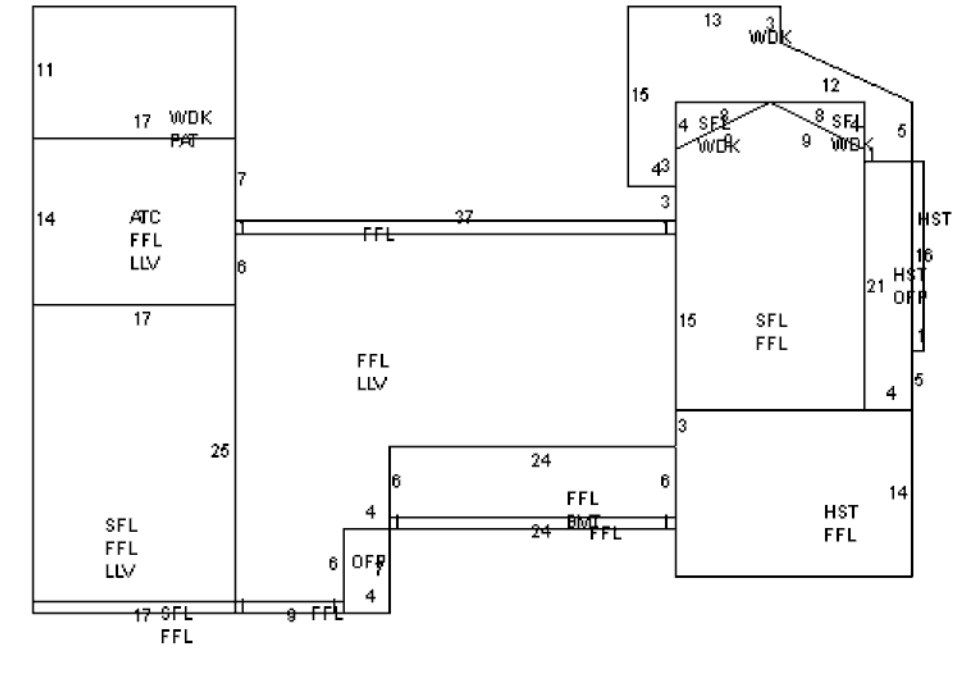
BATH FEATURES

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

COMMENTS

5/17 INT+EXT= GD. OPEN SHED= NV.

SKETCH



GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

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												
	RMs:	11	BRs:	4	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1997

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	A - ABV AVG
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:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled: 0

DEPRECIATION

Phys Cond:	GD - Good	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.6%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.92559266
Const Adj.:	1.01999998
Adj \$ / SQ:	85.914
Other Features:	61634
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	786156
Depreciation:	130502
Depreciated Total:	655654

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1206149.117
Juris. Factor:		Val/Su Fin:	140.47	
Special Features:	0	Val/Su Net:	112.97	
Final Total:	655700	Val/Su SzAd:	191.89	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,369	85.910	203,529
LLV	LOWR LEVEL	1,474	94.500	139,300
SFL	2ND FLOOR	858	85.910	73,714
WDK	WOOD DECK	399	17.820	7,111
HST	HALF STORY	190	85.910	16,324
PAT	PATIO	187	7.000	1,309
BMT	BASEMENT	144	21.480	3,093
OFF	OPEN PORCH	112	15.000	1,680
Net Sketched Area:		5,804	Total:	452,194
Size Ad	3417	Gross Area	6161	FinArea 4668

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	0

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

171 6 0

IMAGE



AssessPro Patriot Properties, Inc