



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		WESTON RD, LINCOLN

OWNERSHIP

Owner 1:	DREW JONATHAN G
Owner 2:	DREW RACHEL B
Owner 3:	
Street 1:	135 WESTON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINTOTT TR - JAMES
Owner 2:	-
Street 1:	C/O GRANITE POINT CAPITAL
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02109

NARRATIVE DESCRIPTION

This Parcel contains 6.12 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2017, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		4.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									128,490						128,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	561,300	33,700	6.120	925,300	1,520,300
Total Card		561,300	33,700	6.120	925,300
Total Parcel		561,300	33,700	6.120	925,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		265.41	/Parcel: 265.41

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/16/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	561,300	33700	6.12	925,300	1,520,300	1,520,300	Year End Roll	9/28/2017
2017	101	FV	423,500	27900	6.12	925,300	1,376,700	1,376,700	Year End Roll	9/29/2016
2016	101	FV	411,500	27900	6.12	873,300	1,312,700	1,312,700	Year End Roll	1/14/2016
2015	101	FV	400,400	27900	6.12	818,100	1,246,400	1,246,400	Year End	10/2/2014
2014	101	FV	370,900	27900	6.12	808,500	1,207,300	1,207,300	Year End Roll	1/23/2014
2013	101	FV	363,600	27900	6.12	788,500	1,180,000	1,180,000	Year End Roll	10/25/2012
2012	101	FV	363,600	27900	6.12	808,500	1,200,000	1,200,000	Year End	1/26/2012
2011	101	FV	383,300	27900	6.12	854,900	1,266,100	1,266,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINTOTT TR,JAME	67029-218		4/1/2016	CHD>SALE	1975000	No	No			
FRENCH JOHN B,	49994-262		8/24/2007	OTHER	2250000	No	No			Sold w/ possible add'l buildable pa
QUARTON GARDNER	11610-0690		12/19/1968		0	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/02/18	15:31:10

LAST REV

Date	Time
09/18/18	09:56:19

USER DEFINED

Prior Id # 1:	111 3 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/17/2018	7133	RENO-ADD	150,000	O				Install screened p
6/7/2018	7102	DEMOLITI	40,000	O				Demolish dwelling
7/17/2017	6797	SHEET MT	131,000	O				Sheet metal work t
12/15/2016	6651	NEW HOME	1,500,000	O	5/30/2017			Single family home
3/2/2001	2169	MANUAL	30,000	C	6/8/2001			const det garage a

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2017	PERMIT VISIT	618	G BOURGAULT
5/16/2017	MEAS+INSPCTD	4	JG
7/1/2008	MEAS+INSPCTD	25	D ERSKINE
6/8/2001	MEAS+INSPCTD	613	M COLE
12/9/2000	M&L COMPLETE	613	M COLE
10/6/1995	MEAS+INSPCTD	607	D KEARLY
6/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	7	- SHED
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	2017	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	E	- EXTNSIVE
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: 100
Solar HW:	Yes	Central Vac: NO
% Com Wal:	0	% Sprinkled: 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
3	GARAGE	D	Y	1	24x24	V	AV	2001	54.00	T	12	101			27,400			27,400
14	OFF	D	Y	1	22X38	G	AV	1951	18.75	T	60	101			6,300			6,300

More:	N	Total Yard Items:	33,700	Total Special Features:		Total:	33,700
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	0.0%
Functional:			%
Economic:			%
Special:	NC	- NEWCON	40%
Override:			%
Total:			40%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.90147692
Const Adj.:	0.99959999
Adj \$ / SQ:	79.298
Other Features:	87755
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	935540
Depreciation:	374216
Depreciated Total:	561324

COMMENTS

5/16/17 INSPECT ORIGINAL HOUSE.

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:	5	Baths:	3	HB:	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	1
Totals			
1	7	5	

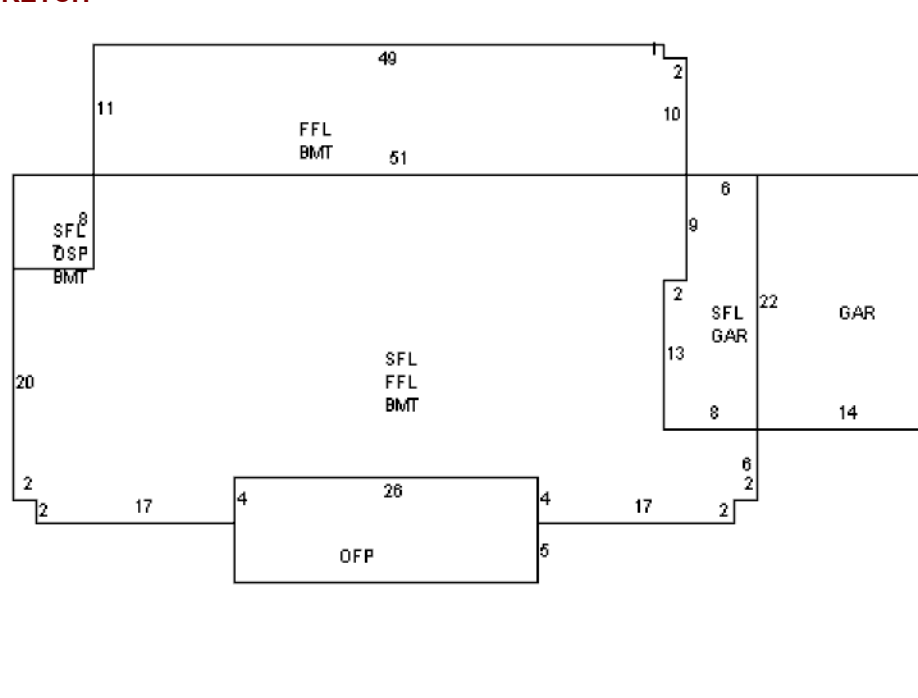
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1363498.979
Juris. Factor:		Val/Su Fin:	97.99		
Special Features:	0	Val/Su Net:	81.04		
Final Total:	561300	Val/Su SzAd	141.71		

PARCEL ID

170 1 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,209	43.610	96,343	
FFL	1ST FLOOR	2,153	79.300	170,729	
SFL	2ND FLOOR	1,808	79.300	143,371	
GAR	GARAGE	466	36.000	16,776	
OFF	OPEN PORCH	234	15.000	3,510	
OSP	SCRN PORCH	56	22.500	1,260	
Net Sketched Area:		6,926	Total:	431,989	
Size Ad	3961	Gross Area	6926	FinArea	5728

SUB AREA DETAIL

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

IMAGE

