



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JEFFERS DONNA A		
Owner 2:			
Owner 3:			
Street 1:	440 SNIPATUIT ROAD		
Street 2:			
Twn/City:	ROCHESTER		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02770	Type:	

PREVIOUS OWNER

Owner 1:	GILBERT - KEITH M		
Owner 2:	OSUR - STACY G		
Street 1:	PO BOX 6348		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-4506	Type:	

NARRATIVE DESCRIPTION

This Parcel contains 6.22 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily STUCCO Exterior and SLATE Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		4.383		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									131,490						131,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	902,700	27,500	6.220	928,300	1,858,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 442.46						/Parcel: 442.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	902,700	27500	6.22	928,300	1,858,500	1,858,500	Year End Roll	9/28/2017
2017	101	FV	846,300	27500	6.22	928,300	1,802,100	1,802,100	Year End Roll	9/29/2016
2016	101	FV	817,900	27500	6.22	876,300	1,721,700	1,721,700	Year End Roll	1/14/2016
2015	101	FV	794,600	27500	6.22	821,100	1,643,200	1,643,200	Year End	10/2/2014
2014	101	FV	738,500	27500	6.22	811,500	1,577,500	1,577,500	Year End Roll	1/23/2014
2013	101	FV	722,800	27500	6.22	791,500	1,541,800	1,541,800	Year End Roll	10/25/2012
2012	101	FV	722,800	27500	6.22	811,500	1,561,800	1,561,800	Year End	1/26/2012
2011	101	FV	738,500	27500	6.22	857,900	1,623,900	1,623,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GILBERT,KEITH M	69478-213		6/22/2017		2000000	No	No			
ARMSTRONG,JOANN	67319-363		5/26/2016		1795000	No	No			
ARMSTRONG JOANN	18686-108		11/12/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/25/2018	7045	RENOVATI	35,000	O				Alterations to gar
1/16/2018	6952	SHEET MT	36,100	O				Sheet metal work t
10/4/2017	6876	RENOVATI	760,885	O				Remodel interior o
9/20/2017	6858	DEMOLITI	20,000	O				Interior demoliti
11/21/2016	6631	RENO-ADD	850,000	O				Add garden room, r

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2013	MEAS/EXT INS	25	D ERSKINE
6/27/2007	MEAS+INSPCTD	617	D HASCHIG
6/16/2007	MEAS/EXT INS	616	D MANZELLO
12/9/2000	M&L COMPLETE	613	M COLE
11/8/1995	MEAS+INSPCTD	607	D KEARLY
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	6 - STUCCO		
Sec Wall:			
Roof Struct:	1 - GABLE		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	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	10	BR	4	Bath	2	HB	1					

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1965	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:	4 - CARPET		
Sec Floors:	6 - CERAMIC T 30%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	13.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		13.8%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.90535992
Const Adj.:	1.03193629
Adj \$ / SQ:	85.019
Other Features:	50470
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1047262
Depreciation:	144522
Depreciated Total:	902740

REMODELING

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

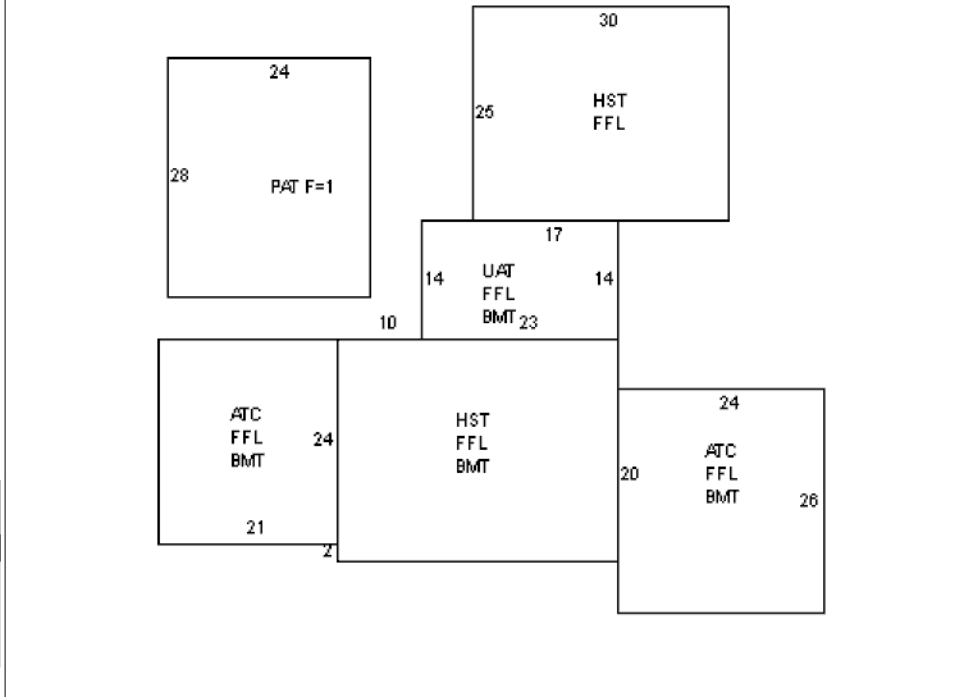
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1729259.362
Juris. Factor:		Val/Su Fin:	214.93	
Special Features:	0	Val/Su Net:	124.87	
Final Total:	902700	Val/Su SzAd	233.74	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,058	85.020	259,988	
BMT	BASEMENT	2,308	21.250	49,056	
HST	HALF STORY	804	85.020	68,355	
PAT	PATIO	672	7.000	4,704	
ATC	ATTIC	338	85.020	28,770	
UAT	UNF ATTIC	48	85.020	4,106	
Net Sketched Area:		7,229	Total:	414,979	
Size Ad	3862	Gross Area	9096	FinArea	4200

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		
4	GARAGE/L	D	Y	1	1508	A	AV	1970	28.00	T	58.5	101			17,500			17,500		
32	BARN/LFT	A	Y	1	532	A	AV	1965	45.00	T	60	101			9,600			9,600		
2	SHED/FR	D	Y	1	8X10	A	AV	1965	15.00	T	70	101			400			400		
Total Yard Items:												27,500	Total Special Features:					27,500	Total:	27,500

IMAGE

AssessPro Patriot Properties, Inc

