



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DU TOIT GERARD
Owner 2:	DU TOIT BETH
Owner 3:	
Street 1:	155 WESTON RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DU TOIT GERARD -
Owner 2:	-
Street 1:	155 WESTON RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.965 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1843, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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		2.128		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									63,840						63,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	693,000	200	3.965	860,600	1,553,800		0				
							GIS Ref				
							GIS Ref				
Total Card					693,000	200	3.965	860,600	1,553,800	Entered Lot Size	
Total Parcel					908,900	200	3.965	860,600	1,769,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			435.48	/Parcel:	466.20	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	908,900	200	3.965	860,600	1,769,700	1,769,700	Year End Roll	9/28/2017
2017	101	FV	830,200	200	3.965	860,600	1,691,000	1,691,000	Year End Roll	9/29/2016
2016	101	FV	806,900	200	3.965	808,600	1,615,700	1,615,700	Year End Roll	1/14/2016
2015	101	FV	771,100	200	3.965	753,400	1,524,700	1,524,700	Year End	10/2/2014
2014	101	FV	745,600	200	3.965	743,800	1,489,600	1,489,600	Year End Roll	1/23/2014
2013	101	FV	730,200	200	3.965	723,800	1,454,200	1,454,200	Year End Roll	10/25/2012
2012	101	FV	730,200	200	3.965	603,800	1,334,200	1,334,200	Year End	1/26/2012
2011	101	FV	761,700	200	3.965	622,200	1,384,100	1,384,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DU TOIT GERARD,	58602-438		3/2/2012	FAMILY		1	No	No		
DU TOIT GERARD,	46037-277		9/6/2005	CONVENIENC		1	No	No		
DU TOIT GERARD,	46037-275		9/6/2005	CONVENIENC		1	No	No		
HARJES RICHARD	39979-164		7/16/2003		1850000	No	No			
RURAL LAND FOUN	30982-108		12/21/1999	INVOLV CHARI	1555000	No	No			
HUNSAKER JEROME	30982-94		12/14/1999	SUBSEQUENT S	2000000	No	No			
HUNSAKER JEROME	22471-490		10/6/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/6/2016	6546	RENOVATI	120,000	O	9/28/2017			Alter greenhouse p
3/2/2016	6354	RENO-BAR	35,000	C				Remove & replace c
5/10/2011	4717	RENOVATI	250,000	C	6/19/2012			rebuild roof of on
3/4/2008	3891	FINISH	320,000	C	4/29/2009			interior of barn;p
11/7/2006	3559	ROOF		C				re-roof 2 barns, 1
4/10/2006	3391	RENOVATI	35,000	C	6/27/2006			Remodel 2 1st fl b
2/23/2006	3365	MANUAL	18,000	C				Replace rotted str
7/14/2004	2975	ROOF		C	3/14/2005			
3/29/2004	2872	MANUAL	8,000	C	6/23/2004			rf & pillars on fr
1/27/2004	2850	RENOVATI	15,232	C	6/23/2004			reno bath & kitch

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2012	MEAS/EXT INS	25	D ERSKINE
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/5/2007	MEAS/EXT INS	100	B MORGAN
6/27/2006	MEAS+INSPCTD	50	J NOONE
6/23/2004	MEAS/EXT INS	615	D VELUTTI
12/9/2000	M&L COMPLETE	613	M COLE
6/1/1996	MEAS+INSPCTD	606	J SMITH
12/6/1995	ENTRY DENIED	607	D KEARLY
4/15/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 2, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 2, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

ELMORE RUSSELL HSE/BARN.

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 1843, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with 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: 9 BRs: 4 Baths: 2 HB 2

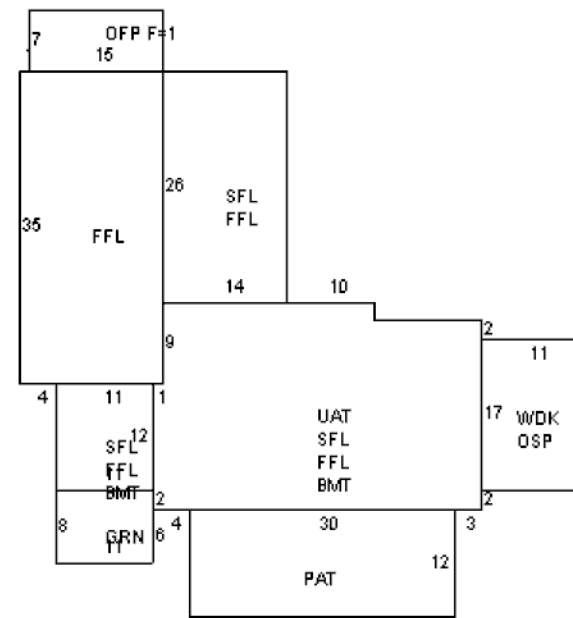
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 9 4 1, Totals 1 9 4

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 26.%, Functional: %, Economic: %, Special: %, Override: , Total: 26%

Table with electric/insulation details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal 0, % Sprinkled 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 99.00, Size Adj.: 0.93820578, Const Adj.: 1.00979996, Adj \$ / SQ: 93.793, Other Features: 57000, Grade Factor: 2.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 936447, Depreciation: 243476, Depreciated Total: 692971

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 1261700.000, Juris. Factor: , Val/Su Fin: 194.23, Special Features: 0, Val/Su Net: 133.58, Final Total: 693000, Val/Su SzAd 217.38

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area: 5,188, Total: 359,198, Size Ad 3188, Gross Area 5883, FinArea 3568

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

Summary row: More: N, Total Yard Items: 200, Total Special Features: , Total: 200

IMAGE

AssessPro Patriot Properties, Inc

