



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		MILLSTONE LN, LINCOLN

OWNERSHIP

Owner 1:	SELTZER MARGO
Owner 2:	BOSTIC KEITH
Owner 3:	
Street 1:	3 MILLSTONE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OCHYNSKI WALTER -
Owner 2:	OCHYNSKI BRIGITTE -
Street 1:	118 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.104 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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		
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		0.267		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									8,010						8,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	853,300	700	2.104	804,800	1,658,800	2889	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 304.45						/Parcel: 304.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	853,300	700	2.104	804,800	1,658,800	1,658,800	Year End Roll	9/28/2017
2017	101	FV	832,200	700	2.104	804,800	1,637,700	1,637,700	Year End Roll	9/29/2016
2016	101	FV	806,400	700	2.104	752,800	1,559,900	1,559,900	Year End Roll	1/14/2016
2015	101	FV	799,500	700	2.104	697,600	1,497,800	1,497,800	Year End	10/2/2014
2014	101	FV	751,200	700	2.104	688,000	1,439,900	1,439,900	Year End Roll	1/23/2014
2013	101	FV	737,400	700	2.104	668,000	1,406,100	1,406,100	Year End Roll	10/25/2012
2012	101	FV	777,800	700	2.104	688,000	1,466,500	1,466,500	Year End	1/26/2012
2011	101	FV	792,100	700	2.104	734,400	1,527,200	1,527,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OCHYNSKI WALTER	31802-31		8/22/2000		1475000	No	No			
UCALANO CONSTRU	28690-197		6/10/1998		950000	No	No			
PAYNE MARY H	28060-129		1/8/1998	CHANGE IN US	398000	Yes	No			KRONENBERG EXEC
	11328-376		5/19/1967		15000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/2005	3256	ADDITION	200,000	C				home theater, roof
6/4/1998	1434	POOL	15,000	C	6/24/1998			
2/25/1998	1343	ADDITION	50,000	C	6/24/1998			out building & enc
11/19/1997	1310	NEW HOME	400,000	C	6/24/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2011	MEAS/EXT INS	25	D ERSKINE
6/17/2006	MEAS+INSPCTD	615	D VELUTTI
4/22/1999	MEAS+INSPCTD	600	PA
6/24/1998	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	2.10355	Total SF/SM:	91630.63	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	804,810	Spl Credit		Total:	804,800
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GENERAL INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

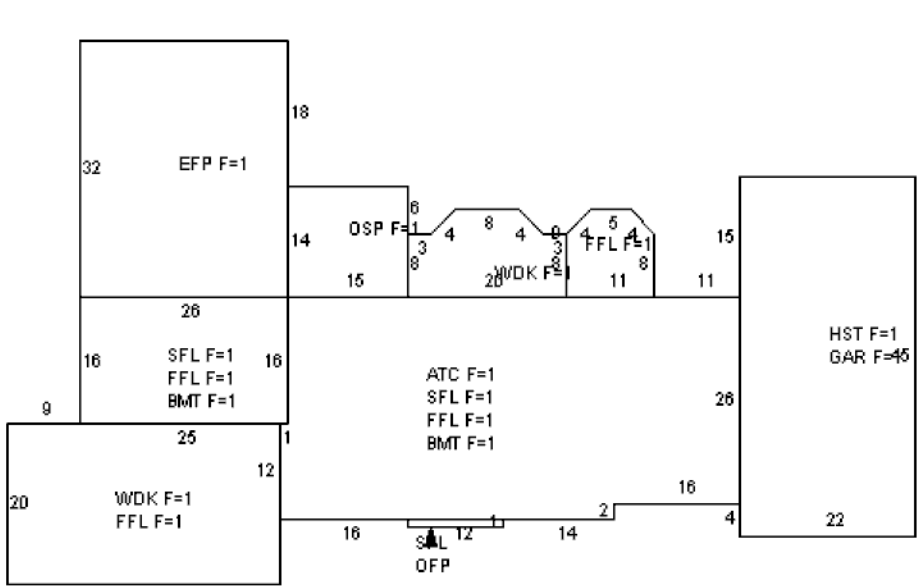
BATH FEATURES

Full Bath:	5	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

COMMENTS

4/23/07 address changed from 118 Tower Rd..

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
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: 12		BRs: 5		Baths: 5		HB		1			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.4%
Functional:		%
Economic:		%
Special:		0.0%
Override:		%
Total:		3.4%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.86357182
Const Adj.:	0.99959999
Adj \$ / SQ:	75.964
Other Features:	88297
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	874586
Depreciation:	29736
Depreciated Total:	844850

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1333900.000
Juris. Factor:		Val/Su Fin:	156.63	
Special Features:	8400	Val/Su Net:	80.01	
Final Total:	853300	Val/Su SzAd:	161.52	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,784	75.960	211,484	
SFL	2ND FLOOR	2,004	75.960	152,232	
BMT	BASEMENT	1,992	18.990	37,830	
GAR	GARAGE	990	36.000	35,640	
WDK	WOOD DECK	873	15.880	13,865	
EFP	ENCL PORCH	832	36.000	29,952	
HST	HALF STORY	495	75.960	37,602	
ATC	ATTIC	473	56.210	26,578	
Net Sketched Area:		10,665	Total:	550,088	
Size Ad	5283	Gross Area	12263	FinArea	5448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	65		

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
12	POOL I-G	M	S	1	16X32	G	AV	1998	27.50	T	40	101			8,400			8,400
2	SHED/FR	D	Y	1	8x8	A	AV	1999	15.00	T	30	101			700			700

PARCEL ID

170 14 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	700	Total Special Features:	8,400	Total:	9,100
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